Sugdens
Sales & Lettings

Victoria Road, Eccleshill

£250,000

* LARGE STONE BUILT SEMI DETACHED * FOUR DOUBLE BEDROOMS * AMPLE PARKING *
* HEART OF ECCLESHILL VILLAGE * TWO RECEPTION ROOMS * FAMILY HOME * NO CHAIN *
* ACCOMMODATION OVER FOUR FLOORS *
* POTENTIAL TO CONVERT TO A 'HOUSE OF MULTIPLE OCCUPANCY'** * SUITABLE FOR HOME WORKING/SMALL BUSINESS** * (**subj. to any relevant consents) *

This larger than average accommodation briefly comprises lounge, sitting/dining room and fitted kitchen. The basement has two useful rooms - ideal for storage, play room, gym, living accommodation, etc., together with a wc room. To the first floor there are two good sized bedrooms, wc room and bathroom. There are two further good sized double bedrooms to the second floor.
To the outside there is ample gated parking and a garden.

Entrance

Lounge
21' max narrowing to 16'2" x 18'5" (6.40m max narrowing to 4.93m x 5.61m)

Sitting Room
15'8" x 12'6" (4.78m x 3.81m)

Kitchen
11'4" x 5'6" (3.45m x 1.68m)
With white wall and base units incorporating sink unit.

Basement

Room One
18'5" narrowing to 12'6" x 15'8" (5.61m narrowing to 3.81m x 4.78m)

Room Two
15' x 12'6" (4.57m x 3.81m)

WC
With low suite wc and wash basin.

First Floor Landing

Cloakroom

Bedroom One / Sitting Room
18'8" narrowing to 12'3" x 17'8" (5.69m narrowing to 3.73m x 5.38m)

Bedroom Two
12'2" x 10'9" (3.71m x 3.28m)

Bathroom

Second Floor Landing

Bedroom Three
15'9" x 10'5" narrowing to 9'3" (4.80m x 3.18m narrowing to 2.82m)

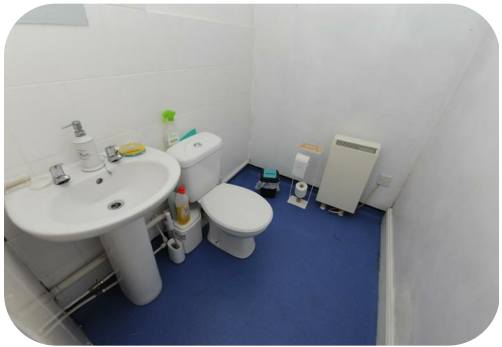
Bedroom Four
14'5" x 12'7" (4.39m x 3.84m)

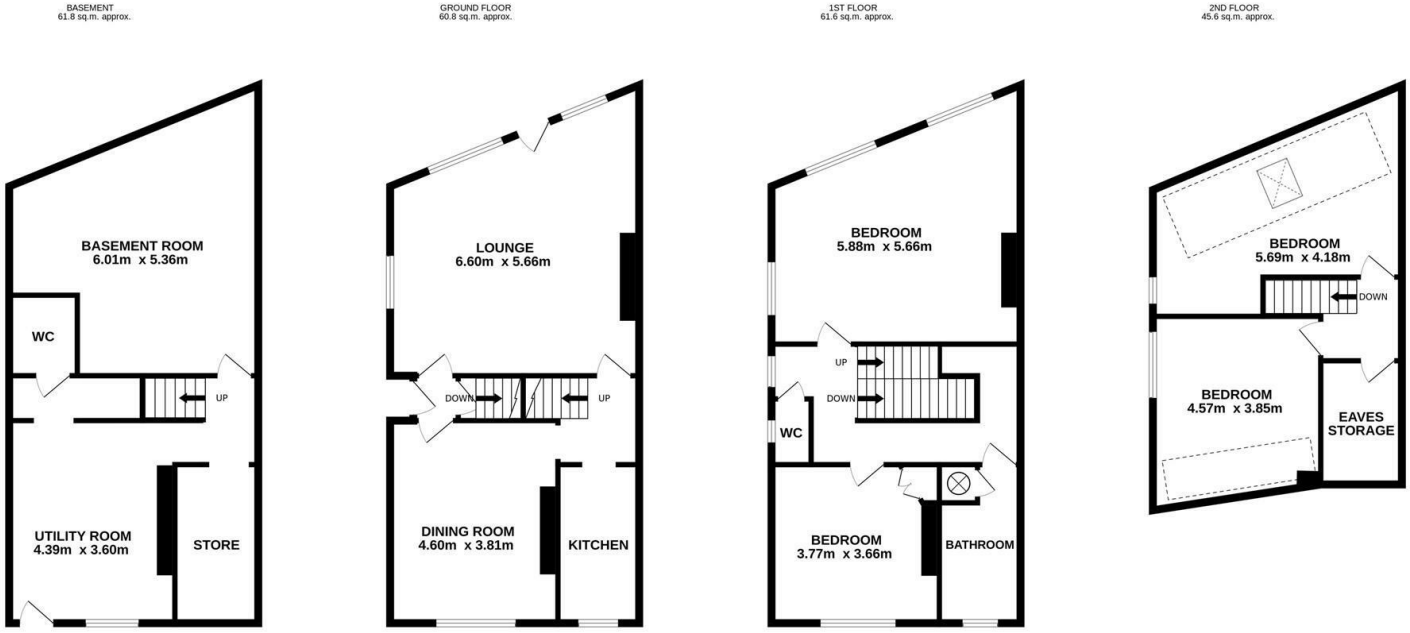
Exterior
To the outside there is ample parking in gated driveway and a garden.

Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the Morrisons roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd and the property will shortly be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / Bradford





TOTAL FLOOR AREA : 229.8 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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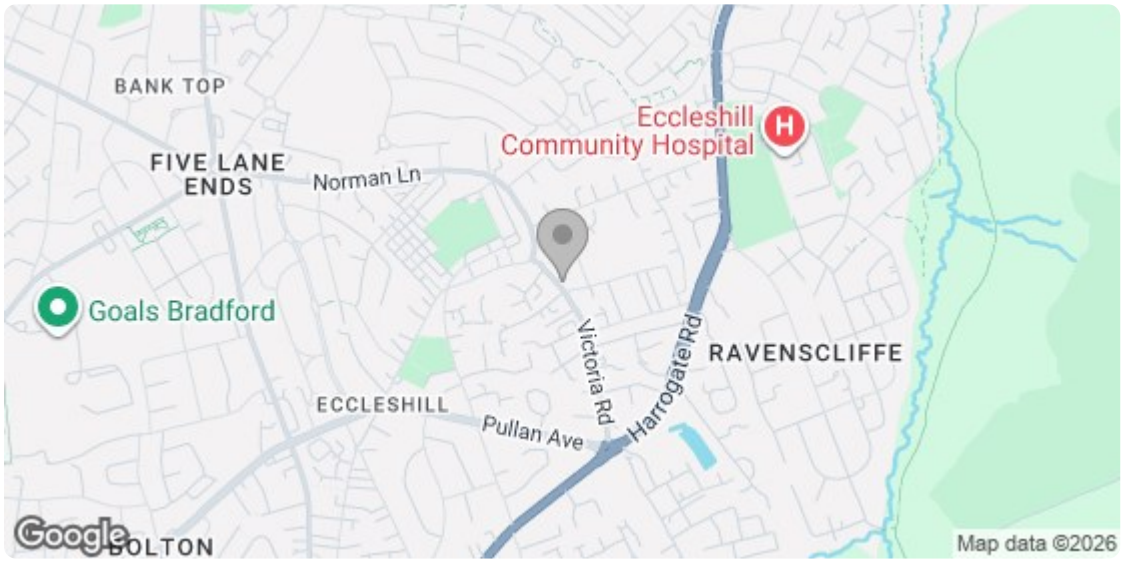

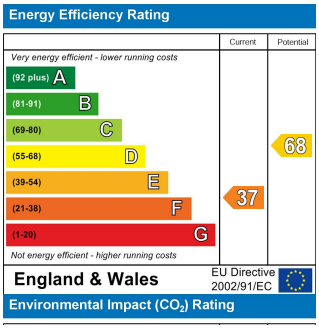

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