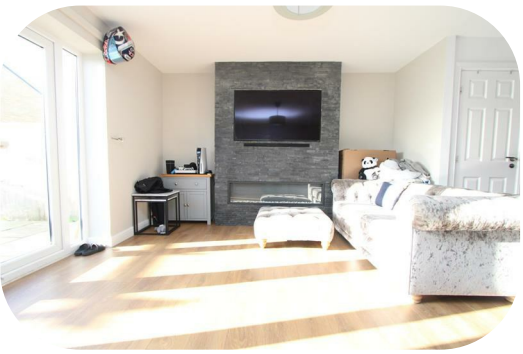
Sugdens
Sales & Lettings



Tunwell Street, Eccleshill,

Reduced To £175,000

* CALL SUGDENS TO BE THE FIRST TO VIEW *
* SEMI DETACHED * TWO BEDROOMS * MODERN FIXTURES & FITTINGS *
* GARDENS * PARKING * CLOSE TO ECCLESHILL VILLAGE * GREAT STARTER HOME *
Offering 'ready to move into' accommodation, is this delightful two bedroom semi detached house.
Benefits from gas central heating and upvc double glazing.
The modern accommodation briefly comprises entrance, lounge, dining kitchen, two double first floor bedrooms and a modern house bathroom with white suite.
To the outside there is parking to the front and an enclosed patio garden to the rear.







Reception Hall
With radiator.

Cloakroom/WC

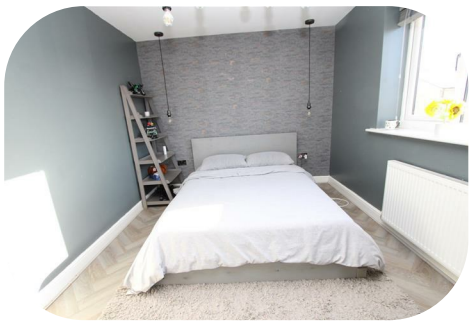
Lounge
15'3" x 12'1" (4.65m x 3.68m)
With upvc French doors to rear garden, radiator.

Kitchen
13'2" x 7'11" (4.01m x 2.41m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer and radiator.



First Floor Landing

Bedroom Two
13'2" x 9'7" (4.01m x 2.92m)
With fitted wardrobes and radiator.



Bedroom One
15'2" x 10'9" (4.62m x 3.28m)
With radiator.

Bathroom
Three piece modern white suite.



Loft
Accessed via a pull down ladder.

Exterior
To the outside there is driveway parking to the front and an enclosed patio garden to the rear.



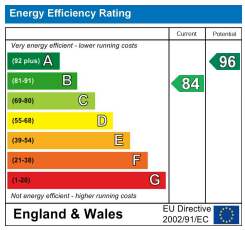
Directions
From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, go through the roundabout, at the roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, right onto Tunwell St and the property will be seen displayed via our For Sale board.

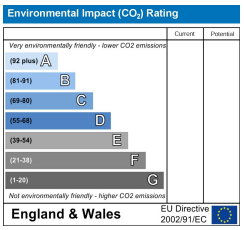
TENURE
FREEHOLD

Council Tax Band
B / Bradford



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

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