



Moorside Road, Eccleshill

£255,000

- * STONE SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * FAMILY HOME *
- * CONVERTED BASEMENT * LOTS OF PERIOD CHARM & CHARACTER *
- * MODERN KITCHEN & BATHROOM * GARDENS & GARAGE *

Offering fantastic family sized accommodation set over four floors, is this characterful four bedroom semi detached house. Benefits from gas central heating, upvc double glazing and alarm system.

The property briefly comprises entrance, lounge, modern grey fitted dining kitchen. The lower floor has been converted into a second reception room and useful utility area. There are three first floor bedrooms and a house bathroom with white suite, together with two attic rooms.

To the outside there are gardens, driveway and a detached garage.





Lower Floor

Sitting Room

With radiator and access to garden.

Utility/Storage

With plumbing for auto washer and radiator.

Ground Floor

Lounge

15'4" into alcove x 14' (4.67m into alcove x 4.27m)

With upvc double glazed French doors leading to front patio area and garden, radiator, picture and corniced ceiling, living flame gas fire in fireplace with attractive tiled inset and timber surround.

Dining Kitchen

14'2" x 12'8" (4.32m x 3.86m)

Modern fitted dining kitchen having a range of grey wall and base units incorporating sink unit, oven, hob, integrated fridge/freezer, dishwasher, upvc double glazed window overlooking the front, radiator, Yorkshire stone flagged floor.

First Floor

Bedroom One

11'4" x 12'9" narrowing to 10' (3.45m x 3.89m narrowing to 3.05m)

With upvc double glazed window, fitted wardrobes, radiator.

Bedroom Two

11'4" x 8'3" (3.45m x 2.51m)

With upvc double glazed window, radiator, fitted wardrobe and overhead cupboards.

Bedroom Three

11'3" x 6'11" (3.43m x 2.11m)

With upvc double glazed window, radiator, wardrobe and overhead cupboards.

Bathroom

Modern three piece white suite comprising bath with shower over, low suite wc, wash basin, part tiled walls.

Second Floor

Office Space

12'2" with sloped ceiling x 10'7" (3.71m with sloped ceiling x 3.23m)

With under eaves storage, original timber beams. With access to:-





Guest Bedroom

15'4" x 14'7" (4.67m x 4.45m)

With velux window, exposed beams, under eaves storage, radiator. En-Suite WC;

En Suite WC

With WC and wash basin, laminated wood floor.

Exterior

To the outside there is a garden to the front, driveway parking leading to garage, together with further area to the side.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, at the roundabout take the 2nd exit onto Harrogate Rd, left onto Moorside Rd and the property will shortly be seen displayed via our For Sale board.

TENURE

Freehold

Council Tax Band

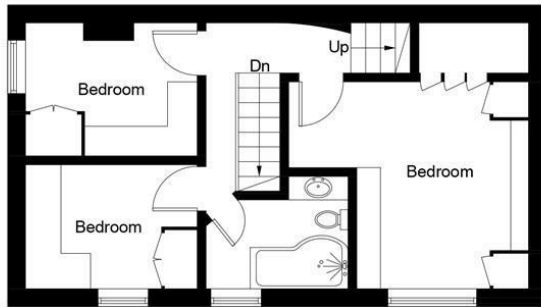
B / Bradford



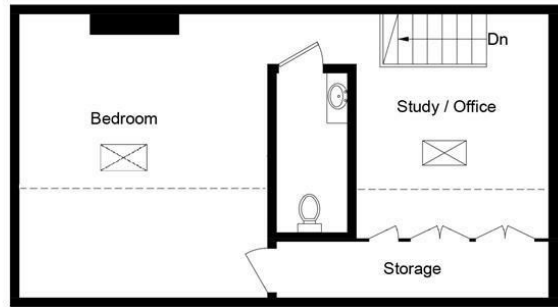
Moorside Road, BD2

Approximate Gross Internal Area = 150.4 sq m / 1619 sq ft

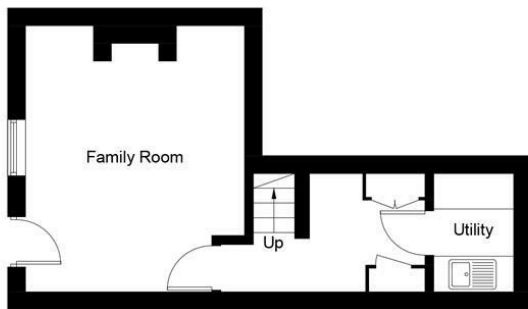
 = Reduced headroom below 1.5m / 5'0"



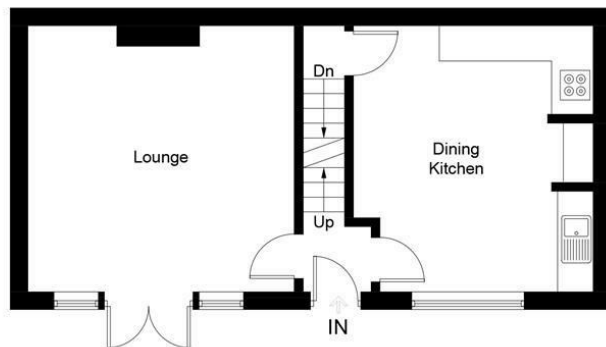
First Floor



Second Floor

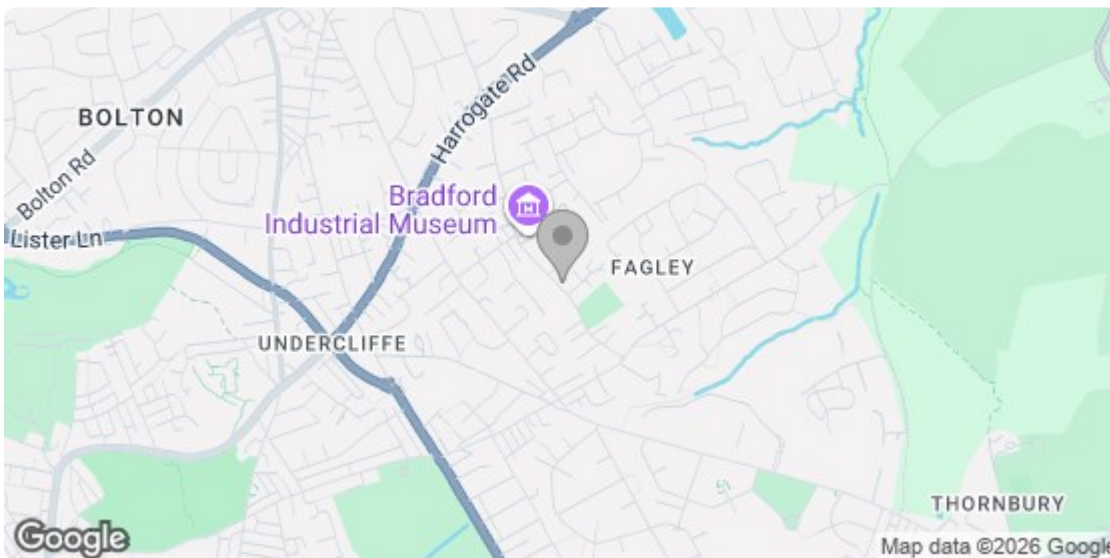


Lower Ground Floor



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325149)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	64	73

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@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk