



Undercliffe Road, Eccleshill,

£145,000

* STONE BUILT THROUGH TERRACE * TWO/THREE BEDROOMS * WELL PRESENTED *
* REAR GARDEN * MODERN FITTED KITCHEN & BATHROOM * GREAT STARTER HOME *
If you're looking for your first home or an investment property - this could be the house for you!!!

This stone built two/three bedroom through terrace.

Benefits from gas central heating, upvc double glazing and alarm system.

The 'ready to move into' accommodation briefly comprises entrance, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern house bathroom with white suite. To the second floor there is an occasional attic room (no building regs).

To the outside there is a small front garden and a larger garden to the rear.



Entrance

Lounge

11'8" x 10'4" (3.56m x 3.15m)

With a cast iron coal effect gas fire in feature fireplace surround, laminated wood floor, radiator.

Dining Kitchen

12'3" x 11'6" (3.73m x 3.51m)

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, radiator.

First Floor Landing

Bedroom One

10'4" x 10'5" (3.15m x 3.18m)

With store cupboard and radiator.

Bedroom Two

7'1" x 9'4" (2.16m x 2.84m)

With radiator.

Bathroom

Three piece modern white suite, part tiled walls and radiator.

Second Floor

Occasional Attic Room

10'4" x 13'7" (3.15m x 4.14m)

No building regs. With velux skylight and under eaves storage.

Exterior

To the outside there is a small garden to the front.

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 2nd exit onto Idle Rd, left onto Undercliffe Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(15-38) F			(15-38) F		
(1-14) G			(1-38) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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