



Eldon Place, Cutler Heights,

£94,995

* TERRACE COTTAGE * TWO BEDROOMS * NO ONWARD CHAIN *
* PARKING * GREAT STARTER HOME *

Available with no onward chain, is this stone built terrace cottage.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance hall, lounge, kitchen, two first floor bedrooms and a house bathroom with white suite.

To the outside there are gardens and parking.



Entrance Hall

Lounge

14'5" x 10' (4.39m x 3.05m)

With gas fire and radiator.

Kitchen

13'8" x 11'1" (4.17m x 3.38m)

With a range of wall and base units incorporating laminated sink unit, electric cooker point, radiator.

Cellar

Full height with a washing machine and a new boiler. Ideal for storage.

First Floor Landing

Bedroom One

14'9" x 8'10" (4.50m x 2.69m)

With radiator.

Bedroom Two

11'8" x 11' (3.56m x 3.35m)

With radiator.

Bathroom

Three piece white suite, radiator.

Exterior

To the outside there is a garden/parking to the front, together with a rear garden - currently with no physical access (the neighbouring property has made access to the garden for their property and this could be a possibility - eg., via the cellar or putting patio doors into the kitchen - subject to any planning consent/building regs).

Directions

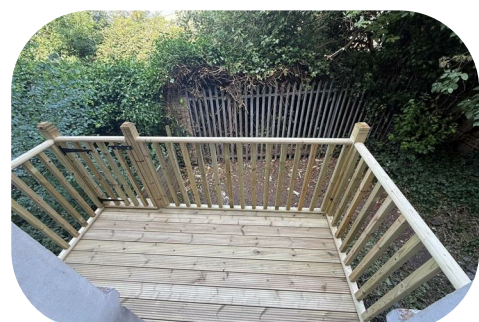
From our office in Cleckheaton town centre proceed left onto Bradford Rd/A638, at Chain Bar roundabout take the 4th exit onto the M606 slip road to Bradford/Euroway Est, continue onto M606, use any lane to turn right onto Chase Way/A6177, at Staithegate roundabout take the 1st exit onto Rooley Ln, at the roundabout take the 2nd exit and stay on Rooley Ln, at the roundabout take the 2nd exit onto Sticker Ln, right onto Cutler Heights Ln, left onto Eldon PI 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
(92-100) 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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