



## Moorside Croft, Eccleshill,

**£155,000**

**\*\* INNER TOWNHOUSE \*\* THREE BEDROOMS \*\* THROUGH LOUNGE DINING AREA \*\***

**\*\* CUL-DE-SAC LOCATION \*\* GARDENS & GARAGE \*\***

Occupying a popular residential location and ideally suit a young family or first time buyers is this delightful three bedroom inner town house.

Benefits gas central heating, upvc double glazing and briefly comprises entrance, through lounge with dining area and fitted kitchen, three first floor bedrooms and house bathroom.

To the outside there are gardens and an off site garage.



Entrance

Lounge Dining Area

26'4" x 11'10" x narrowing 7'9" (8.03m" x 3.61m" x narrowing 2.36m")  
Stainless steel pebble effect gas fire with feature fireplace surround, exposed polished wood floor and two radiators.

Kitchen

10'7" x 6'10" (3.23m" x 2.08m")  
White wall and base units incorporating laminate sink unit, gas hob, electric oven, plumbing for auto washer and radiator.

First Floor Landing

Bathroom

Three piece colour suite comprising panel bath, low flush wc, pedestal wash basin, tiled wall and radiator.

Bedroom One

14'6" x 9'0" (4.42m" x 2.74m")  
Radiator.

Bedroom Two

11'5" x 9'1" (3.48m" x 2.77m")  
Radiator.

Bedroom Three

8'0" x 6'1" (2.44m" x 1.85m")  
Radiator.

Exterior

Outside are gardens front and rear together with an off site garage.

Council Tax Band

B

Tenure

FREEHOLD



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> 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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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