Sugdens
Sales & Lettings



Stony Lane, Eccleshill,

£79,950

* CONVERTED APARTMENT * ONE BEDROOM * OVER TWO FLOORS * NO CHAIN *
* HEART OF ECCLESHILL VILLAGE * GREAT STARTER HOME *
If you're looking for your first home or an investment property, this could be the one for you!!!
This one bedroom apartment has been converted from an end terraced house and comes with off-street parking.
Benefits from upvc double glazed glazing and smart infra-red heaters.
The manageable accommodation briefly comprises communal entrance, open plan lounge/kitchen, first floor bedroom, dressing room and bathroom.
To the outside there is an allocated parking space.







Communal Entrance

Hall
With store cupboard.

Open Plan Lounge/Kitchen
22'9" x 10'2" (6.93m x 3.10m)
Lounge area has a wall heater.
Kitchen area has a modern range of wall and base units incorporating laminated sink unit, integrated fridge freezer, dishwasher, hob, wall heater.



First Floor

Bedroom
10'3" x 9'2" (3.12m x 2.79m)
With velux skylight.



Dressing Room
10'3" x 6'6" (3.12m x 1.98m)
With fitted wardrobes.

Bathroom
Three price modern white suite.



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, continue straight onto Stony Ln and the property will be seen displayed by our For Sale board.

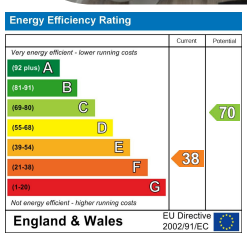
TENURE
Leasehold. The seller advises any maintenance costs are split 3 ways between the owners of the rest of the building. There are no set monthly/annual charges payable.

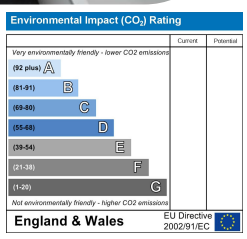


Council Tax Band
A / Bradford.



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.





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