



## Moorside Road, Eccleshill

**Offers Over £295,000**

- \* EXTENDED SEMI DETACHED \* FIVE BEDROOMS \* LOFT CONVERSION \* CONSERVATORY \*
- \* TWO RECEPTION ROOMS \* MODERN DINING KITCHEN & BATHROOM \*
- \* GARDENS \* PARKING \* FAMILY SIZED \*

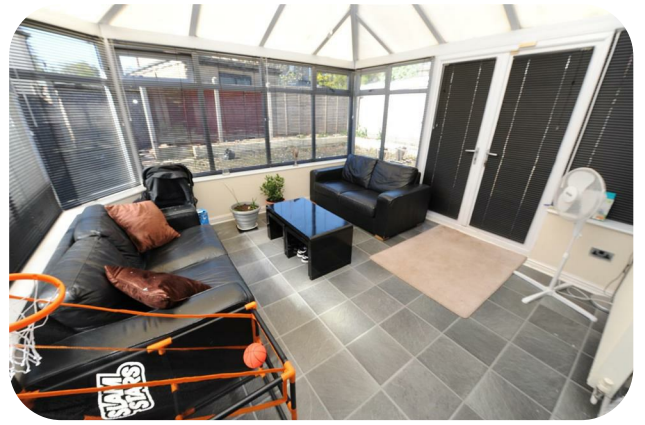
A fantastic opportunity for the growing family to purchase this five bedroom extended semi detached house.

Benefits from both gas central heating and upvc double glazing.

The spacious accommodation briefly comprises reception hall, cloakroom/wc, lounge, sitting room, modern fitted dining kitchen, conservatory, utility room, five first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.





### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin.

### Lounge

12'4" x 14'5" (3.76m x 4.39m)

With bay window, laminated wood floor, radiator.

### Sitting Room

17'7" x 7'8" (5.36m x 2.34m)

With radiator.

### Dining Kitchen

11'9" x 18'9" (3.58m x 5.72m)

Modern fitted dining kitchen having a range of wall and base units incorporating laminated sink unit, five ring cooking range, breakfast bar, upvc door to conservatory.

### Conservatory

12'2" x 12'10" (3.71m x 3.91m)

With access to rear garden.

### Utility

7'8" x 5'2" (2.34m x 1.57m)

With plumbing for auto washer.

### First Floor Landing

#### Bedroom One

12'2" x 12'6" max (3.71m x 3.81m max)

With fitted mirror fronted wardrobes, radiator.

#### Bedroom Two

9'1" x 9'7" (2.77m x 2.92m)

With fitted wardrobes, radiator and store cupboard.

#### Bedroom Three

8'7" x 7'8" (2.62m x 2.34m)

With radiator.

#### Bedroom Four

7'8" x 8'5" (2.34m x 2.57m)

With radiator.

#### Bedroom Five

5'10" x 7'6" (1.78m x 2.29m)

With radiator.





### Bathroom

Modern four piece suite comprising spa bath, shower cubicle, low suite wc, pedestal wash basin, tiled walls and heated towel rail.

### Loft Conversion

13'1" x 15'9" (3.99m x 4.80m)

Accessed via a staircase. With velux skylight. No building regs.

### Exterior

To the outside there is a garden and parking to the front and an enclosed garden to the rear.

### 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 Bolton Rd, left onto Moorside Rd and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

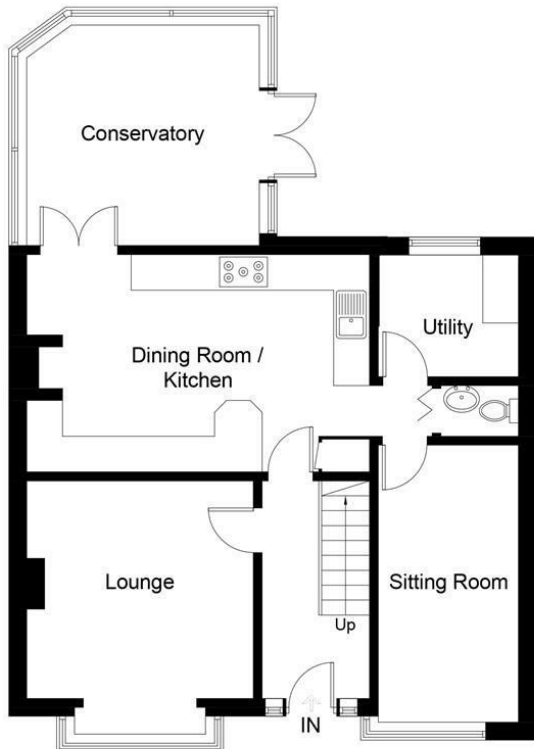
### Council Tax Band

C / Bradford

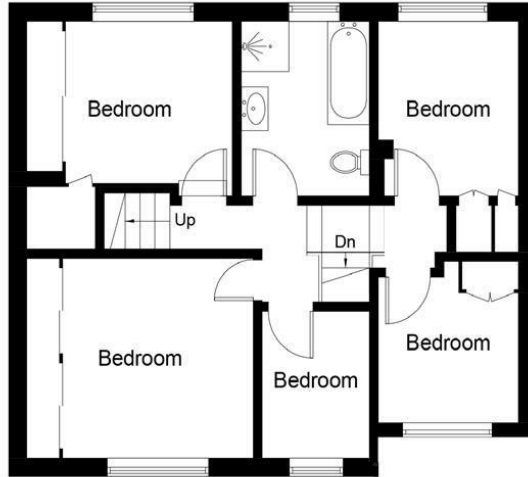


# Moorside Road, BD2

Approximate Gross Internal Area = 152.9 sq m / 1646 sq ft

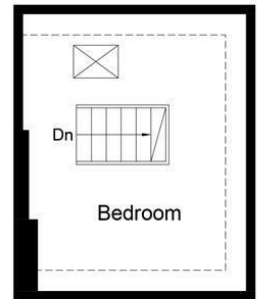


Ground Floor



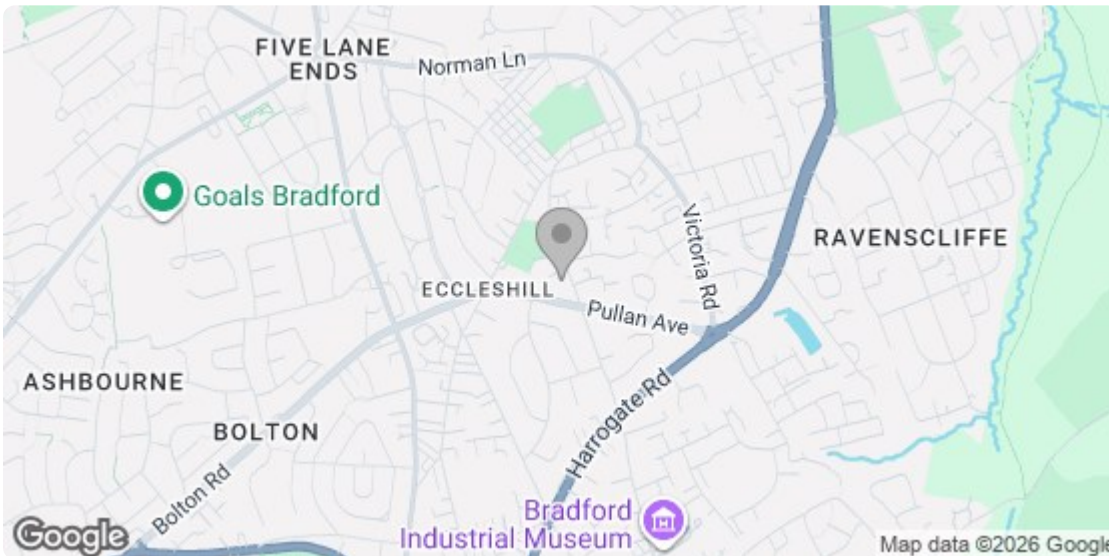
First Floor

= Reduced headroom below 1.5m / 5'0"



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1297875)



| Energy Efficiency Rating                       |         |           |
|--|---------|-----------|
|  | Current | Potential |
| Very energy efficient - lower running costs    |         |           |
| (92 plus) <b>A</b>                             |         |           |
| (81-91) <b>B</b>                               |         |           |
| (69-80) <b>C</b>                               |         |           |
| (55-68) <b>D</b>                               |         |           |
| (39-54) <b>E</b>                               |         |           |
| (21-38) <b>F</b>                               |         |           |
| (1-20) <b>G</b>                                |         |           |
| Not energy efficient - higher running costs    |         |           |
|  | 72      | 80        |
| England & Wales<br>EU Directive 2002/91/EC     |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating |         |           |

**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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