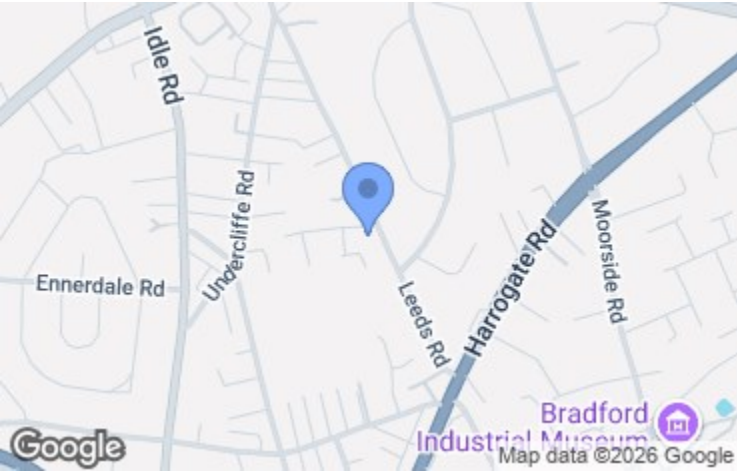




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Viewing arrangements

Directions

Strictly by appointment through WW Estates
01274 627444
sales@wwestateagents.com

See Mapping

Leeds Road, Eccleshill, BD2 3AY
Offers In The Region Of £110,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



****Two Bedrooms ** Through By Light Cottage**
**** No Onward Chain ** Refurbished Property**
**** Council Tax Band A **** Nestled on Leeds Road in the charming area of Eccleshill, this delightful two-bedroom terraced house offers a perfect blend of modern living and classic character. Built in 1880, this property has been thoughtfully refurbished, making it an ideal choice for first-time buyers or those seeking a low-maintenance home with no onward chain.

As you enter the property, you are welcomed into a spacious living area, adorned with double-glazed windows that allow natural light to flood the room. The new light grey carpet adds a contemporary touch, creating a warm and inviting atmosphere. This area seamlessly flows into the modern kitchen, which boasts an array of wall and base units, a gas hob with a built-in extractor, and a gas oven. There is ample space for freestanding kitchen appliances, and the stylish herringbone laminate flooring enhances the kitchen's appeal. A double-glazed window at the rear provides a pleasant view of the outdoor space.

Venturing to the first floor, you will find a beautifully designed family bathroom featuring a three-piece suite, complete with a shower over the bath and elegant marble effect walls. The first bedroom is generously sized, comfortably accommodating a double bed and wardrobes, with double-glazed windows offering a lovely view to the front. The second bedroom, a single room, also benefits from double-glazed windows and continues the theme of light grey carpeting.

Externally, the property benefits from shared access to the front door with neighbouring homes. This charming cottage is a wonderful opportunity to create a home in a well-connected area, making it a must-see for prospective buyers.



Fixtures & fittings Two Bedroom Refurbished Through Buy Light Cottage With No Onwards Chain	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Wallace Home Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band A	Tenure Freehold