



£875

THREE BEDROOMS* *TWO RECEPTION ROOMS* *POPULAR LOCATION* *GARDEN* *WELL PRESENTED* *FAMILY HOME* *CLOSE TO LOCAL SCHOOLS & AMENITIES* *NEW KITCHEN* *NEW CARPETS* *NEW BOILER

Townend Estate Agents offer to let this THREE BEDROOM terraced property. Located in a popular residential area, close to a variety of amenities in Eccleshill Village and Bolton Junction, whilst being just a stones throw from Eccleshill Recreational Ground. Close to excellent local primary and secondary schools. Being well presented throughout the property benefits from two reception rooms, UPVC double glazing, gas central heating, rear garden, useful cellar storage, new composite doors, new kitchen, new carpets, new boiler, partial re-wire and new décor throughout.

The property comprises briefly: Entrance, Lounge, Dining Room, modern Kitchen fitted with a range of base & wall units, useful spacious cellar, ideal for storage. Upstairs are THREE BEDROOMS and the house bathroom. Externally to the rear is a low maintenance courtyard garden.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Stone Hall Road, BD2

Approximate Gross Internal Area = 103.7 sq m / 1116 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		