



10 Moorside Road, Eccleshill, Bradford, BD2 2EU

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information:

NO CHAIN – GRADE 2 LISTED former weavers cottage – This fine example benefits from sympathetic improvements over recent years including a new boiler and boasts an abundance of charm and character from every facet. Within the boundary of the recently formed Eccleshill Conservation Area, walking distance to village amenities including Eccleshill Rec. The accommodation is planned over three floors and offers versatile living which can offer either three bedrooms or two reception rooms and two bedrooms. A detailed viewing is essential to fully appreciate. Contact Robert Watts to arrange YOUR VIEWING today.

£170,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

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CONSERVATION AREA Please note this property is within the boundary of Eccleshill conservation area.

GRADE II DISCLAIMER Whilst we are not aware of any obvious issues you should seek confirmation from your Solicitor that this property is fully compliant with the Grade 2 listing restrictions.

GROUND FLOOR

ENTRANCE HALL

LIVING ROOM 16'3" x 11'8" (4.95m x 3.56m)

Stove style fire - access to small cellar

KITCHEN 15'3" x 6'8" (4.65m x 2.03m)

Selection of wall and base units, work tops, sink unit

FIRST FLOOR

BEDROOM 1 12'9" x 11'9" (3.89m x 3.58m)

Currently utilised as second living room - useful store closet (housing boiler)

BATHROOM 10'3" x 10'6" (3.12m x 3.2m)

Good size bathroom comprising roll top bath, wash basin and WC

SECOND FLOOR

BEDROOM 2 15'3" x 10'3" (4.65m x 3.12m)

Built in wardrobes

BEDROOM 3 10'5" x 10'3" (3.18m x 3.12m)

Built in wardrobes

AML Please note if you proceed with an offer on this property we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

COUNCIL TAX Bradford

Band C

TENURE Freehold

SWIFTMOVE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

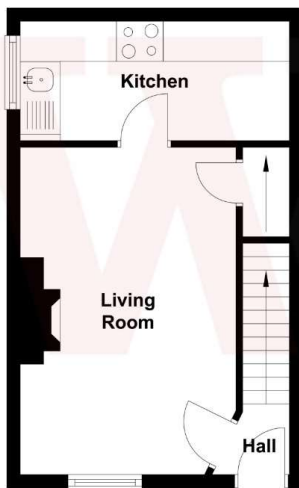
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

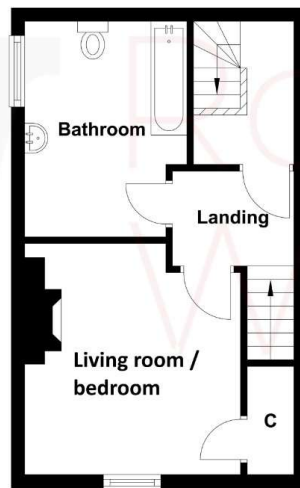
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



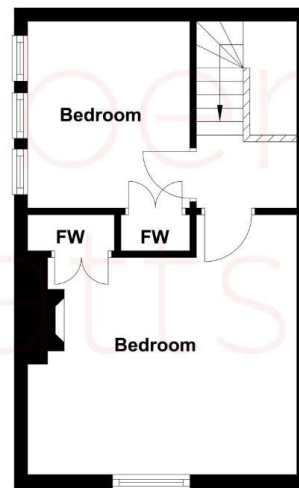
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		