



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one.

Sonic / laser Tape: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

Mount Avenue, Eccleshill, BD2

£125,000 Freehold

Two Bedroom End Terrace

EPC Rating: D

Martin & Co Saltaire
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**Mount Avenue
Eccleshill
BD2**

Key features:

- Two Bedroom Mid Terrace
- NO CHAIN
- Gas Central Heating
- Garden To Rear
- Close To Local Amenities
- Popular Residential Location
- Perfect For First Time Buyers & Investors
- Through Terrace

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	80 C
39-54	E		
21-38	F		
1-20	G		



Why you'll like it

For sale, a charming terraced house that is in good condition, ideally located in a sought-after location with excellent public transport links, nearby schools and local amenities. This property is a gem that is perfect for first time buyers and investors alike.

This home offers a generous layout consisting of two bedrooms, one reception room, a kitchen and a bathroom. The first bedroom is a comfortable double room, offering ample space for a restful retreat. The second bedroom is a cosy single room, perfect for use as a guest room or home office.

The reception room is a separate space boasting large windows that fill the room with an abundance of natural light, creating an inviting and warm atmosphere. This room is perfect for both relaxation and entertaining.

The kitchen is a highlight of the property. It is a naturally bright space with room for a dining table, making it perfect for family meals or entertaining guests. Additionally, the kitchen provides access to the garden, allowing for seamless indoor-outdoor living.

The garden is a unique feature of this home. It offers a private outdoor space where you can enjoy peaceful mornings or host summer barbecues.

In terms of condition, the property is in good order and has been well-maintained by the current owners. It offers a great opportunity for those looking to put their own stamp on a home or for investors seeking a property with strong potential.

Don't miss out on this opportunity to own a home in a prime location. Contact us today to arrange a viewing.

LOUNGE 12' 1" x 13' 9" (3.7m x 4.2m)

KITCHEN/DINER 12' 1" x 12' 5" (3.7m x 3.8m)

BEDROOM ONE 12' 1" x 10' 9" (3.7m x 3.3m)

BEDROOM TWO 6' 6" x 7' 6" (2m x 2.3m)

BATHROOM 5' 10" x 11' 9" (1.8m x 3.6m)

