



Mount Avenue, Eccleshill,

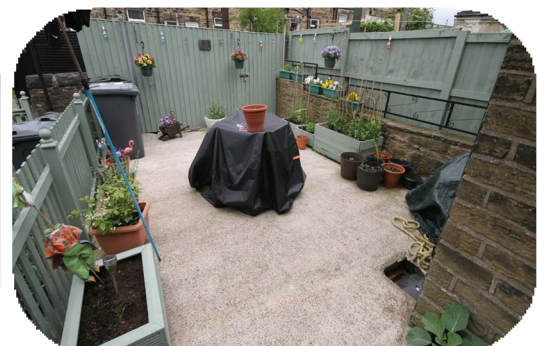
£125,000

* STONE TERRACE * THREE BEDROOMS * TWO RECEPTION ROOMS * REAR GARDEN *
* MODERN KITCHEN & BATHROOM * GREAT STARTER HOME *

A fantastic opportunity for either first time buyer or investor to purchase this good sized stone built through terrace.

Situated close to Eccleshill village and benefits from gas central heating and upvc double glazing. The accommodation briefly comprises entrance, lounge, sitting/dining room, fitted kitchen, two first floor bedrooms, house bathroom and an overall attic bedroom to the second floor.

To the outside there is a rear garden.



Entrance

Lounge

12'3" x 11'2" (3.73m x 3.40m)

Having a pebble effect electric fire in ornate fireplace surround, radiator.

Kitchen

11'2" x 5'3" (3.40m x 1.60m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, electric oven.

Dining Room

13'2" x 12'2" (4.01m x 3.71m)

With radiator.

First Floor Landing

Bedroom One

12'2" x 11' (3.71m x 3.35m)

With radiator.

Bedroom Two

8'2" x 7'8" (2.49m x 2.34m)

With radiator.

Bathroom

Modern three piece white suite, tiled walls and radiator.

Second Floor

Attic Bedroom Three

20'10" x 10'9" (6.35m x 3.28m)

Exterior

To the outside there is a yard to the rear.

Directions

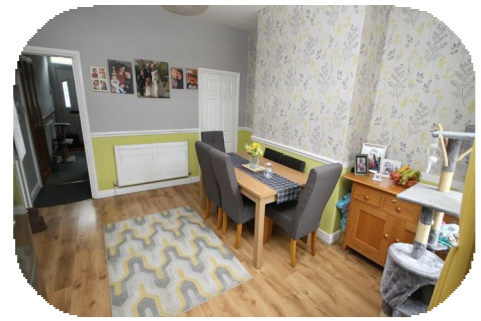
From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road and continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first exit onto Norman Lane, turn right onto Mount Terrace, turn right to stay on Mount Terrace, turn left onto Mount Avenue and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(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	
	79		
	49		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk