



Mount Avenue | Eccleshill | Bradford | BD2 2JB

£140,000



SHERIDAN  
BAILEY  
PROPERTY

Mount Avenue | Eccleshill  
Bradford | BD2 2JB  
£140,000

Opportunity to purchase a mid terrace property in quiet village of Eccleshill in move-in ready condition.

Property is within 10 minutes of Bradford, 30 minutes of Leeds, and 15 minutes of Leeds/Bradford airport.

The property has extended views across The Delph to the rear and a fabulous luxury bathroom

The home benefits from gas central heating, double glazing and briefly comprises, Living Room, modern fitted dining Kitchen, with breakfast bar area. On the first floor is Bedroom 1 and Bathroom and a staircase off leads to second floor attic room/bedroom 2

Outside is a flagged garden with gate access to rear to The Delph.

- Terrace property with views
- Band A council tax
- Luxury fitted Bathroom not to be missed!
- Easy access to Leeds & Bradford

### Living Room

14'0 x 12'5 (4.27m x 3.78m)

Front door opens up into a spacious Living Room with ample room for sofa and living room furniture. Wooden fire surround with marble back and hearth and inset gas fire. Door to inner hallway and staircase off to first floor landing. Access off hallway to Kitchen





### **Kitchen**

10'2 x 9'2 (3.10m x 2.79m)

Contemporary styled Kitchen with hi gloss cream and graphite wall and base units with worktops over. Integrated appliances include low level electric oven with 4 burner gas hob over with extractor. Plumbing for washing machine and space for fridge freezer. Breakfast bar with space for 2 people. Ample storage. Window and rear access door to garden and views of The Delph.

### **Staircase off Hall to 1st floor landing.**

### **Bedroom 1**

13'8 x 12'5 (4.17m x 3.78m)

Generous Double Bedroom with windows to front elevation, plus the advantage of built in wardrobes

### **Bathroom**

Fully tiled marble bathroom. Spacious and contemporary styled, this bathroom provides a quiet haven and luxury. Comprising, low level WC, vanity mounted wash basin with high quality base and cupboard storage, Bath with Grohe rainfall shower over and glass shower screen. Designer heated towel rail and radiator. Sliding obscure glass door and privacy window to rear elevation.

### **Staircase to Attic Bedroom**

Top floor of property is accessed via staircase from 1st floor landing. Double bedroom with skylight.

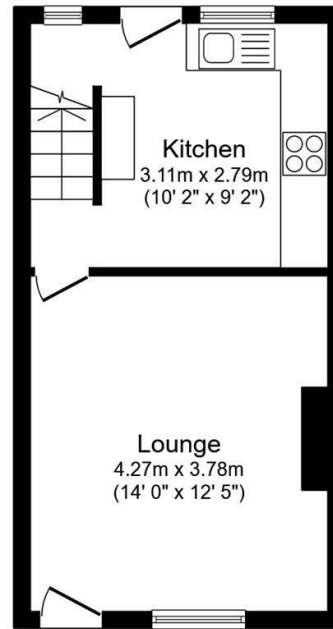
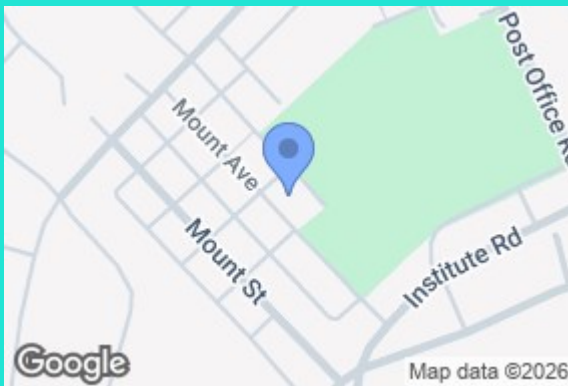
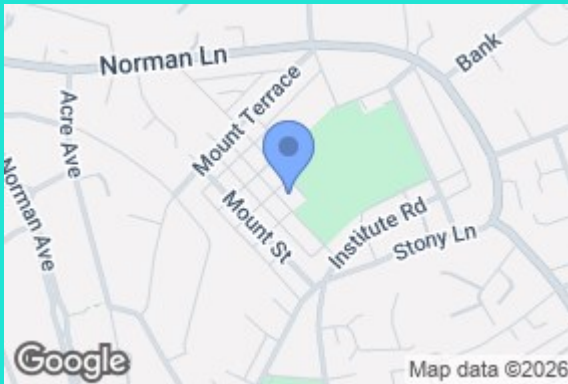
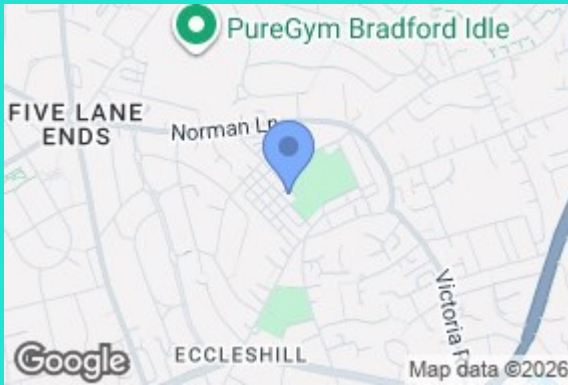
### **Bedroom 2 - Attic Room**

12'2 x 11'11 (3.71m x 3.63m)

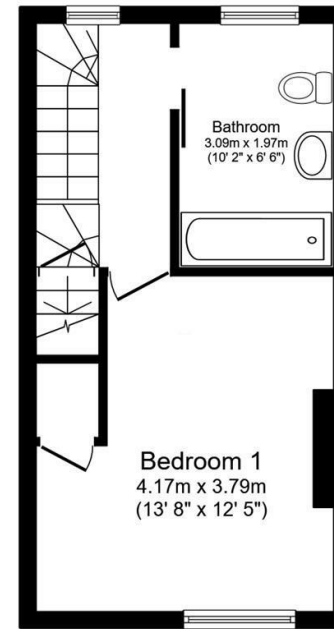
Good size double bedroom / attic room with skylight on top floor of property. Access to a fully boarded loft space providing ample storage.

### **Outdoor Space**

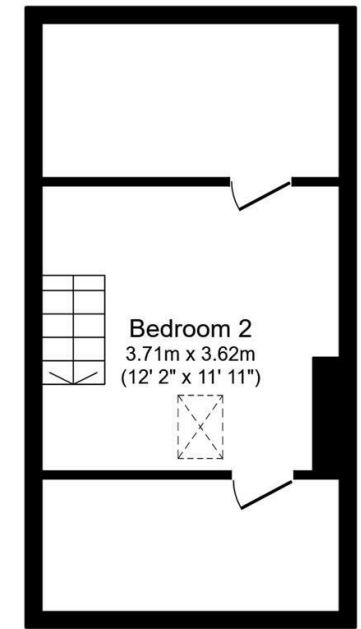
Located on Mount Avenue with far reaching views of The Delph and green space beyond. The rear of the property has a good sized flagged garden area with gated access to The Delph.



Ground Floor



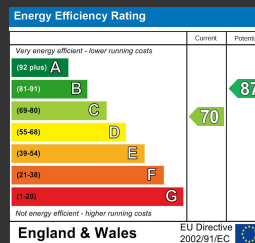
First Floor



Second Floor

Total floor area: 84.8 sq.m. (913 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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