Sugdens
Sales & Lettings



Mount Street, Eccleshill,

£130,000

* STONE TERRACE * TWO BEDROOMS * WELL PRESENTED * HEART OF ECCLESHILL VILLAGE *
* MODERN KITCHEN & SHOWER ROOM * LANDSCAPED GARDENS * FANTASTIC STARTER HOME *
Proving 'ready to move into' accommodation, is this delightful two bedroom stone built through terrace. Benefits from gas central heating, upvc double glazing and briefly comprises entrance porch, lounge, modern fitted dining kitchen, two first floor bedrooms and a modern shower room.
To the outside there is a small front garden and a larger enclosed landscaped garden to the rear.







Entrance Porch

Lounge
14'6" x 13'2" (4.42m x 4.01m)
Having a wood burner set in chimney breast, bay window and radiator.



Dining Kitchen
13'2" x 7'7" (4.01m x 2.31m)
Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, radiator, store cupboard.

First Floor Landing

Bedroom One
13'1" x 11'9" (3.99m x 3.58m)
With radiator.



Bedroom Two
10'3" max x 7'9" (3.12m max x 2.36m)
With built in wardrobes and radiator.

Shower Room
Three piece modern suite, tiled walls.



Exterior
To the outside there is a small front garden and a larger enclosed landscaped garden to the rear.

Directions
From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, continue onto Victoria Rd, continue straight onto Stony Ln, right onto Mount St and the property will be seen displayed via our For Sale board.

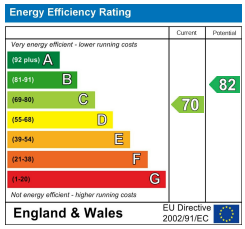


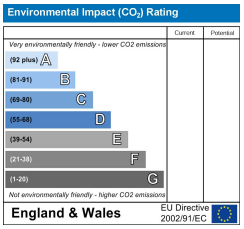
TENURE
FREEHOLD

Council Tax Band
A / Bradford



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.





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