



Mount Avenue, Eccleshill,

£120,000

*** CALL SUGDENS TO BE THE FIRST TO VIEW ***

An excellent starter home or investment opportunity.

This stone built end terrace is situated close to shops and amenities and benefits from gas central heating, upvc double glazing and garden to the rear.

Well presented throughout.

Briefly comprising of a lounge, kitchen, first floor bedroom and a shower room. There is a further second bedroom to the attic.

To the outside there is an enclosed rear patio garden.



Lounge

13'7 x 12'2 (4.14m x 3.71m)

Central heating radiator, double glazed window and ceiling coving.

Kitchen

9'8 x 9'1 (2.95m x 2.77m)

Fitted wall and base units with complimentary work surface over. Sink and drainer, oven and gas hob with extractor over. Plumbing for washing machine, central heating radiator and double glazed window.

First Floor

Bedroom One

14 x 12'2 (4.27m x 3.71m)

Central heating radiator and double glazed window.

Shower room

Three piece suite comprising of low flush WC, hand wash basin and shower cubicle. Tiled floors and walls useful storage cupboard.

Second Floor

Attic Bedroom

11'11 x 9'4 (3.63m x 2.84m)

Two Velux windows and central heating radiator.

External

To the rear of the property is an patio garden with decorative borders.

Council Tax Band

A

Tenure

FREEHOLD.



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		
England & Wales	EU Directive 2002/91/EC		England & Wales	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