



Mount Road, Eccleshill,

£159,950

**** SEMI DETACHED ** TWO BEDROOMS ** CORNER PLOT ** MODERN KITCHEN/BATHROOM **
** LANDSCAPED GARDENS ** CLOSE TO ECCLESHILL VILLAGE ** PARKING ****

Occupying a popular cul-de-sac setting close to playing fields and Eccleshill village is this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The "ready to move into" accommodation briefly comprises entrance, lounge, modern fitted dining-kitchen, two double bedrooms and a modern house bathroom.

To the outside there is a driveway providing off street parking, together with a large enclosed patio garden.



Reception Hall

Lounge

13'6" x 12'0" (4.11m x 3.66m")

Modern coal effect gas fire with feature fireplace surround, radiator and storage cupboard.

Dining Kitchen

15'2" x 8'11" (4.62m x 2.72m)

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas hob, electric oven, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

13'3" x 9'3" (4.04m x 2.82m)

Built in mirror fitted wardrobes, radiator and storage cupboard.

Bedroom Two

13"max x 8'4" (3.96m'max x 2.54m")

Built in mirror fitted wardrobes and radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, tiled walls and radiator.

Directions

From our office in Idle village take the left onto Idlecroft Rd, at the end take the right onto Bradford Rd, left onto Rowantree Dr, turn right to stay on Rowantree Dr, left onto Farm Hill Rd, right onto Lavender Hill, right onto Mount Terrace, left onto Mount Rd and the property will be seen displayed via our For Sale board.

Council Tax Band

B

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

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