



Mount Avenue, Eccleshill,

£120,000

*** END TERRACE * TWO BEDROOMS * STONE BUILT * GREAT STARTER HOME *
* CLOSE TO ECCLESHILL VILLAGE * REAR GARDEN * NO CHAIN ***

Situated close to Eccleshill village, is this delightful two bedroom end terrace.

Benefits from gas central heating, gas central heating and briefly comprises entrance, lounge, fitted kitchen, two first floor bedrooms and a four piece house bathroom.

To the outside there is an enclosed rear garden.

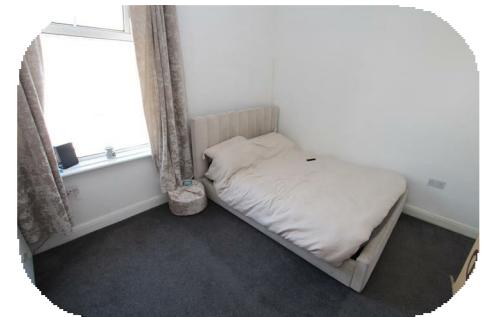


Entrance

Kitchen

11'9" x 10'1" (3.58m x 3.07m)

Beechwood effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit unit, stainless steel oven and hob, plumbing for auto washer, radiator.



Lounge

10'5" x 11'7" (3.18m x 3.53m)

With radiator.



Cellar

First Floor Landing

Bedroom One

11'10" x 10'5" (3.61m x 3.18m)

With radiator and store cupboard.

Bedroom Two

9'1" x 7'2" (2.77m x 2.18m)

With radiator.



Bathroom

Four piece white suite, part tiled walls and radiator.

Exterior

To the outside there is an enclosed patio garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, turn right onto Bradford Rd, proceed straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the 1st exit onto Norman Ln, turn right onto Mount Terrace, turn right to stay on Mount Terrace, left onto Mount Ave and the property will 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
Very energy efficient - lower running costs	(92 plus) A	Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
(81-91) B	(81-91) B	(81-91) B	(81-91) B
(69-80) C	(69-80) C	(69-80) C	(69-80) C
(55-68) D	(55-68) D	(55-68) D	(55-68) D
(39-54) E	(39-54) E	(39-54) E	(39-54) E
(21-38) F	(21-38) F	(21-38) F	(21-38) F
(11-20) G	(11-20) G	(11-20) G	(11-20) G
Not energy efficient - higher running costs		Nil environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC