



## Mount Terrace, Eccleshill,

**£129,950**

\* THROUGH TERRACE \* STONE BUILT \* CLOSE TO VILLAGE \* TWO RECEPTION ROOMS \*  
\* MODERN FITTED KITCHEN \* ATTIC ROOM \* GREAT STARTER HOME \* REAR GARDEN \*

A fantastic opportunity for with a first time buyer or investor to purchase this delightful two bedroom plus attic through terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, open plan lounge/sitting/dining room, modern fitted kitchen, two first floor bedrooms and a house bathroom with white four piece suite. There is also an attic room to the second floor.

To the outside there is a rear garden.



## Entrance

### Open Plan Lounge / Dining Room / Sitting Room

26' x 12'2" (7.92m x 3.71m)

With two radiators, electric fire set chimney breast.

## Kitchen

12'9" x 5'6" (3.89m x 1.68m)

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

## First Floor Landing

### Bedroom One

12'3" x 10'2" (3.73m x 3.10m)

With a cast iron feature fireplace, radiator and store cupboard.

### Bedroom Two

11'8" x 9'1" (3.56m x 2.77m)

With radiator.

## Bathroom

Four piece modern white suite, part tiled walls and radiator.

## Second Floor

### Attic Room

12'4" x 23'6" max (3.76m x 7.16m max)

With velux skylight and radiator.

## Exterior

To the outside there is a patio drive/yard to the rear and ample under-house storage.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, continue to the end taking the right here onto Bradford Road, proceed straight ahead at the Morrisons supermarket and upon reaching the Five Lane Ends roundabout take the first exit onto Norman Lane, turn right onto Mount Terrace and the property will shortly 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	41	(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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