



Mount Avenue, Eccleshill,

£114,995

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

** HEART OF VILLAGE ** OVERLOOKING PLAYING FIELDS ** IDEAL FTB/INVESTMENT **

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 alarm system.

Well presented throughout.

Entrance, lounge, kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is a small front garden and an enclosed rear yard.



An excellent opportunity for the first time buyer or investor, is this well presented two bedroom stone built end terrace.

Situated in the heart of Eccleshill village close to shops, amenities and overlooking playing fields.

Benefiting from gas central heating, upvc double glazing, alarm system and briefly comprises entrance, lounge, kitchen, two first floor bedrooms and a modern white house bathroom.

To the outside there is a small garden to the front of the property, together with an enclosed yard to the rear.



Entrance

Lounge

14'11" x 12'11" (4.57 x 3.96)

Having a modern pebble effect electric fire in feature fireplace surround, laminated wood floor and radiator.



Kitchen

12'11" x 7'8" (3.94 x 2.34)

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

First Floor Landing

Bedroom One

11'8" x 8'11" (3.58 x 2.74)

With built in wardrobes and radiator.



Bedroom Two

8'7" x 7'8" (2.62 x 2.34)

With radiator.



Bathroom

Three piece modern white suite having Triton shower over bath, part tiled walls and radiator.



Exterior

There is a small garden to the front of the property and an enclosed yard to the rear.

Direction

From our office in Idle village take the left at the roundabout at the bottom of the High Street into Idlecroft Road, at the end take the right into Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the first exit onto Norman Lane, after a third of a mile take the right onto Norman Terrace, turn right onto Mount Avenue and the property will shortly be seen displayed via our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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