



**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.



### 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.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 <sub>2</sub> 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@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesates.co.uk](mailto:keighley@sugdensesates.co.uk)  
 website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)