



**Mount Avenue, Eccleshill,**

**£120,000**

**\* THROUGH TERRACE \* THREE BEDROOMS \* TWO BATH/SOWER ROOMS \* THREE FLOORS \*  
\* OVERLOOKING PARK LAND \* GARDENS \***

A fantastic opportunity for a young family or first time buyer to purchase this well presented stone built through terrace. Situated a 'stone's throw' from Eccleshill village overlooking park land.

The accommodation benefits from gas central heating, upvc double glazing and briefly comprises entrance vestibule, lounge, cream fitted kitchen, two first floor bedrooms and a house bathroom with white suite. To the second floor there is a further attic bedroom with en-suite shower room.

To the outside there are gardens to both front and rear, with garage to rear.





## Entrance Vestibule

## Lounge

14'5" x 12'8" (4.39m x 3.86m)

With a coal effect gas fire in feature fireplace surround, radiator.

## Dining Kitchen

12'9" x 10'5" (3.89m x 3.18m)

Fitted kitchen having a range of cream wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator.

## First Floor Landing

## Bedroom One

11'6" x 9'4" (3.51m x 2.84m)

With built in wardrobes and radiator.

## Bedroom Two

7'6" x 6'1" (2.29m x 1.85m)

With built in wardrobes and radiator.

## Bathroom

Three piece white suite.

## Second Floor

## Bedroom Three

13'5" x 11' (4.09m x 3.35m)

With radiator. En-Suite Shower Room;

## En Suite Shower Room

With shower cubicle, low suite wc, wash basin.

## Exterior

To the outside there are gardens to both front and rear.

## Directions

From our office in Idle village take the left at the roundabout at the bottom of the High Street onto Idlecroft Road, at the end take the right onto Bradford Road and continue straight ahead at the Morrisons roundabout, upon reaching the Five Lane Ends roundabout take the first exit onto Norman Lane, turn right onto Mount Terrace, turn right to stay on Mount Terrace, turn left onto Mount Avenue 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		
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)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)