



Mount Avenue, Eccleshill,
Offers In The Region Of £100,000

* 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.

Benefits from gas central heating and upvc double glazing.

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.



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)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas cooker, 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, hand 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

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs. (If you are viewing the tour on a Smart/Iphone you may have turn the phone to landscape mode to see the full picture).

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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-101) A			(92-101) 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesates.co.uk
website www.sugdensesates.co.uk