



Mount Terrace, Eccleshill,

£120,000

- * STONE BUILT THROUGH TERRACE * TWO BEDROOMS * TWO RECEPTION ROOMS *
- * NO ONWARD CHAIN * IDEAL STARTER HOME / INVESTMENT *
- * CLOSE TO ECCLESHILL VILLAGE & FIVE LANE ENDS SHOPPING COMPLEX *

Available with no onward chain, is this spacious two bedroom inner terrace house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, sitting room, fitted kitchen, two first floor bedrooms and a house bathroom.

To the outside there is a rear yard.



Entrance

Lounge

12'1" x 10'3" (3.68m x 3.12m)

With radiator.

Sitting Room

12' x 11'8" (3.66m x 3.56m)

With radiator.

Kitchen

12'5" x 5'7" (3.78m x 1.70m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

First Floor Landing

Bedroom One

10'5" x 12'1" (3.18m x 3.68m)

With radiator.

Bedroom Two

11'9" x 11'9" (3.58m x 3.58m)

With radiator. Access to Bathroom;

Bathroom

White three piece suite.

Exterior

To the outside there is a yard to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Rd, right onto Bradford Rd, go through the Morrisons roundabout, at Five Lane Ends roundabout take the 1st exit onto Norman Ln, right onto Mount Terrace, turn right to stay on Mount Terrace and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-101) A			(81-91) A		
(81-91) B			(61-80) B		
(69-80) C			(55-60) C		
(55-68) D			(39-54) D		
(39-54) E			(21-38) E		
(15-38) F			(1-20) F		
(1-15) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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