



Mount Terrace, Eccleshill,

£125,000

*** THROUGH TERRACE * TWO BEDROOMS * TWO RECEPTION ROOMS *
* REAR GARDEN * IDEAL STARTER HOME ***

Situated close to Eccleshill village and Five Lane Ends shopping centre, is this delightful two bedroomed stone built through terrace.

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

To the outside there is a garden to the rear.



Entrance

Lounge

11'6" x 10'3" (3.51m x 3.12m)

With laminated wood floor and radiator.

Kitchen

13'1" x 5'8" (3.99m x 1.73m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls.

Dining/Sitting Room

12'1" x 11'6" (3.68m x 3.51m)

With radiator and laminated wood floor.

Cellar

First Floor Landing

Bedroom One

11'6" x 10' (3.51m x 3.05m)

With radiator.

Bedroom Two

12'2" x 11'6" (3.71m x 3.51m)

With radiator.

Bathroom

Three piece white suite, tiled walls and radiator.

Exterior

To the outside there is a garden to the rear.

Directions

From our office in Idle village take the left onto Idlecroft Road, at the end take the right onto Bradford Road, proceed straight ahead at the Morrisons roundabout, upon reaching Five Lane Ends roundabout take the first exit onto Norman Ln, turn 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



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) 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		

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