



Mount Terrace, Eccleshill,

£125,000

* MID TERRACE * TWO DOUBLE BEDROOMS * FANTASTIC STARTER HOME * TWO RECEPTION ROOMS *
* WELL PRESENTED * HEART OF ECCLESHILL VILLAGE * CLOSE TO SHOPS & TRANSPORT LINKS *

If you're thinking of downsizing or a first time buyer, this house could be perfect for you!!!

Situated close to Five Lane Ends shopping complex and benefits from gas central heating and upvc double glazing.

Entrance, lounge, dining room, kitchen, basement cellar, two double first floor bedrooms and a house bathroom.

To the outside there is an enclosed yard to the rear.



Entrance

Lounge

12' x 10'4" (3.66m x 3.15m)

With a modern coal effect electric fire in modern surround, radiator and laminated wood floor.

Kitchen

13'6" x 6'3" (4.11m x 1.91m)

Walnut effect 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.

Dining/Sitting Room

12'3" x 11'9" (3.73m x 3.58m)

With radiator and laminated wood floor.

Basement Cellar

Ideal for storage.

First Floor

Bedroom One

12'2" x 10'7" (3.71m x 3.23m)

With cast iron feature fireplace, radiator.

Bedroom Two

12'3" x 11'10" (3.73m x 3.61m)

With radiator and access to the bathroom.

Bathroom

Three piece white suite, part tiled walls and heated towel rail.

Exterior

To the outside there is an enclosed garden with artificial grass 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-91kWh) A			(82-81kWh) A		
(91-81kWh) B			(81-61kWh) B		
(80-61kWh) C			(60-40kWh) C		
(55-48kWh) D			(35-45kWh) D		
(39-34kWh) E			(28-34kWh) E		
(21-38kWh) F			(11-28kWh) F		
(1-20kWh) G			(1-20kWh) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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