



36 Mount Avenue, Eccleshill, Bradford, BD2 2JA

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information. NO CHAIN stone built inner terrace in need of updating. Currently providing TWO BEDROOM accommodation, which is further enhanced by a useful cellar and yard garden. Forming part of the ever popular "Mounts" area of Eccleshill, handy for schools and local amenities including Morrisons. Contact Robert Watts to arrange YOUR VIEWING today.

£95,000

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SWIFTMOVE This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

DIRECT ACCESS TO

LIVING ROOM 15'4" x 12'1" (4.67m x 3.68m)

KITCHEN 9'3" x 7'9" (2.82m x 2.36m)

Selection of wall and base units, work tops, sink unit, access to cellar

LANDING

BEDROOM 1 12'6" x 12'2" (3.8m x 3.7m)

BEDROOM 2 10'8" max x 4'3" (3.25m max x 1.3m)

Fitted wardrobes

BATHROOM Three piece coloured suite

OUTSIDE Yard garden to rear

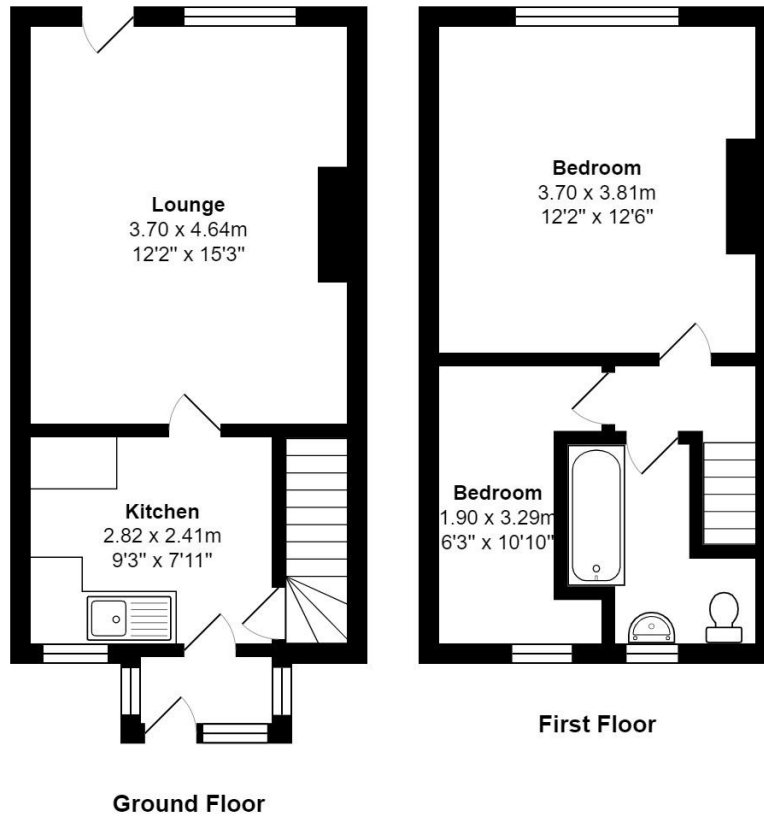
COUNCIL TAX Bradford

Band A

TENURE Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 54.8 m² ... 590 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		90
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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