



39 Mount Avenue, Eccleshill, Bradford, BD2 2JB

NO CHAIN - Inner terrace forming part of the ever popular "Mounts" in Eccleshill. Currently providing TWO DOUBLE BEDROOMS (one being attic) This fine example has been modernised in recent years and is within close proximity of Eccleshill Delph, walking distance to village amenities. Contact Robert Watts to arrange YOUR VIEWING today.

£130,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

VESTIBULE LEADS TO

LIVING ROOM 13'9" max x 12'2" max (4.2m max x 3.7m max)

KITCHEN 9'6" x 9' (2.9m x 2.74m)

Modern wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine - tiled floor - useful understairs store

SMALL CONSERVATORY / REAR PORCH 7'1" x 6'1" (2.16m x 1.85m)

Tiled floor

LANDING

BEDROOM 1 13'8" x 12'2" (4.17m x 3.7m)

Useful store closet

BATHROOM 9'8" x 6'6" (2.95m x 1.98m)

Good size bathroom - four piece suite comprising bath, shower cubicle, WC and washbasin - tiled floor, part tiled walls

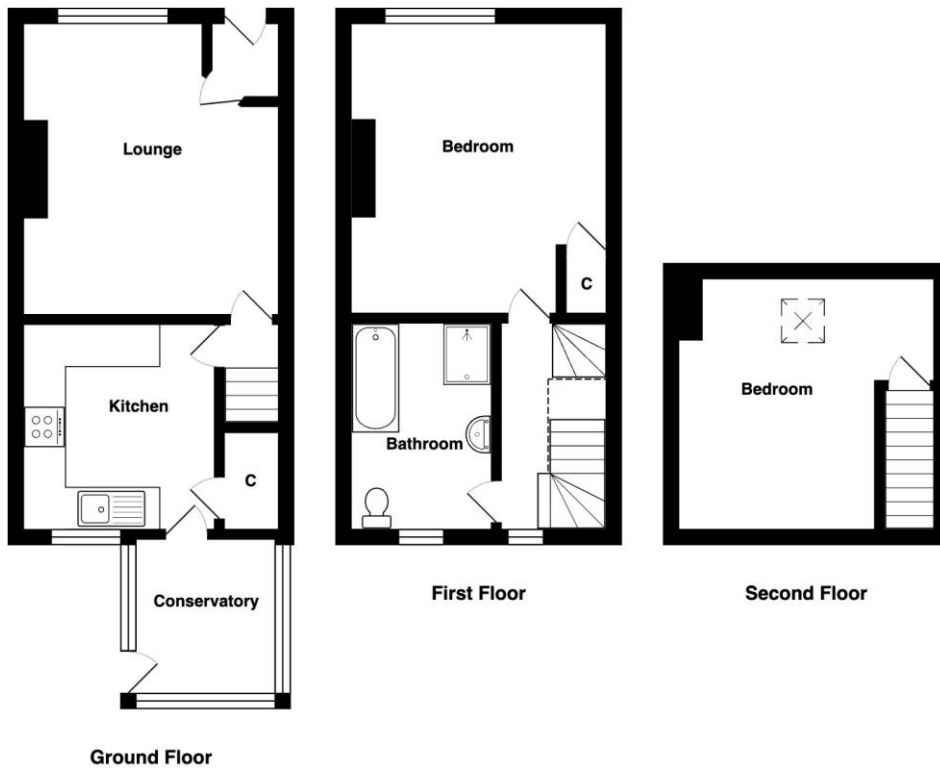
ATTIC BEDROOM 2 12' max x 12'2" max (3.66m max x 3.7m max)

With Velux window

OUTSIDE Small fore yard, yard garden to rear

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: 73.3 m² ... 789 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		85
(69-80) C		
(55-68) D	58	
(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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