



36 Mount Avenue, Eccleshill, Bradford, BD2 2JA

Stone built inner terrace in need of updating, although does benefit from a new (April 26) combi boiler. 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.

£120,000

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COUNCIL TAX Bradford

Band A

TENURE Freehold

BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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" x 4'3" (3.25m x 1.3m)

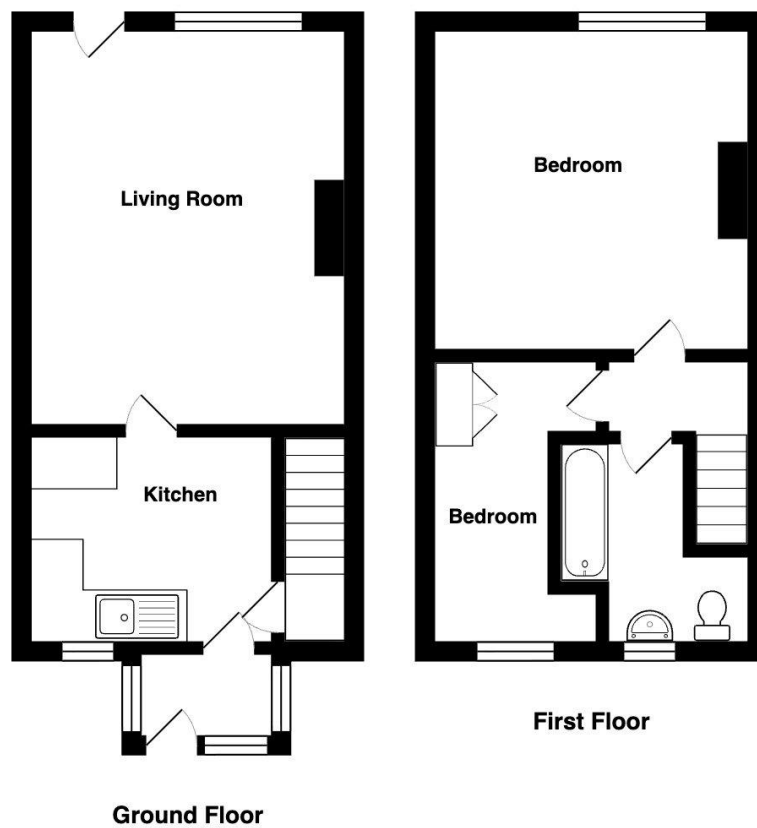
Fitted wardrobes

BATHROOM Three piece coloured suite

OUTSIDE 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: 55.0 m² ... 592 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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