Robert Watts

GETTING WEST YORKSHIRE MOVING



51 Mount Avenue, Eccleshill, Bradford, BD2 2JB

IMPRESSIVE KITCHEN… STUNNING BATHROOM… VIEWS OVER and ACCESS TO THE DELPH.. are just some of the reasons why YOU should view this impressive house today! This appealing and well-presented home offers a lovely combination of comfortable living space, contemporary features and attractive open views. The quality kitchen and bathroom are just two of the standout features of this fine example. Currently providing ONE DOUBLE BEDROOM on the first floor and a DOUBLE ATTIC ROOM on the second floor. 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.

£140,000

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DIRECT ACCESS TO

LIVING ROOM 13'7" x 12'5" (4.14m x 3.78m)
The accommodation begins with a welcoming and spacious living room, featuring a traditional wooden fireplace with marble surround and inset gas fire. There is plenty of room for comfortable seating and furniture, creating a lovely space in which to relax.

KITCHEN 10'2" x 9'2" (3.1m x 2.8m)
Contemporary fitted dining kitchen, finished in stylish high-gloss cream and graphite units with complementary worktops. Integrated cooking facilities include an electric oven, four-burner gas hob and extractor, alongside space for a fridge freezer and plumbing for a washing machine. A useful breakfast bar provides seating for two, making this a practical and sociable space. The rear window and door enjoy views towards The Delph and provide access to the garden.

LANDING

BEDROOM 1 13'1" x 12'3" (4m x 3.73m)
Particularly generous double bedroom, benefiting from built-in wardrobes and a window to the front elevation.

BATHROOM The bathroom is undoubtedly one of the highlights of the property and really needs to be seen to be appreciated. Beautifully finished with marble tiling, it provides a luxurious, contemporary feel. Features include a stylish vanity unit with excellent storage, low-level WC, extra large bath with quality Grohe rainfall shower over, glass shower screen and designer heated towel rail, together with an additional radiator. An obscure-glazed window and sliding glass door complete this impressive space.

ATTIC 12'2" x 11'6" (3.7m x 3.5m)
A staircase from the first-floor landing leads to the second-floor attic room. This is a surprisingly spacious double room with skylight, and benefits from access to a fully boarded loft area offering excellent additional storage.

BUILDING REGULATIONS We advise all potential buyers to check with their Solicitor if any necessary planning permissions or building regulations were sought and obtained

OUTSIDE One of its most appealing features is the outlook to the rear, where far-reaching views extend across The Delph and the surrounding green space. The flagged rear garden also benefits from gated access directly onto The Delph, providing an attractive outdoor setting.

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. Please note this is not refundable.

TENURE Freehold

COUNCIL TAX Bradford
Band A

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.







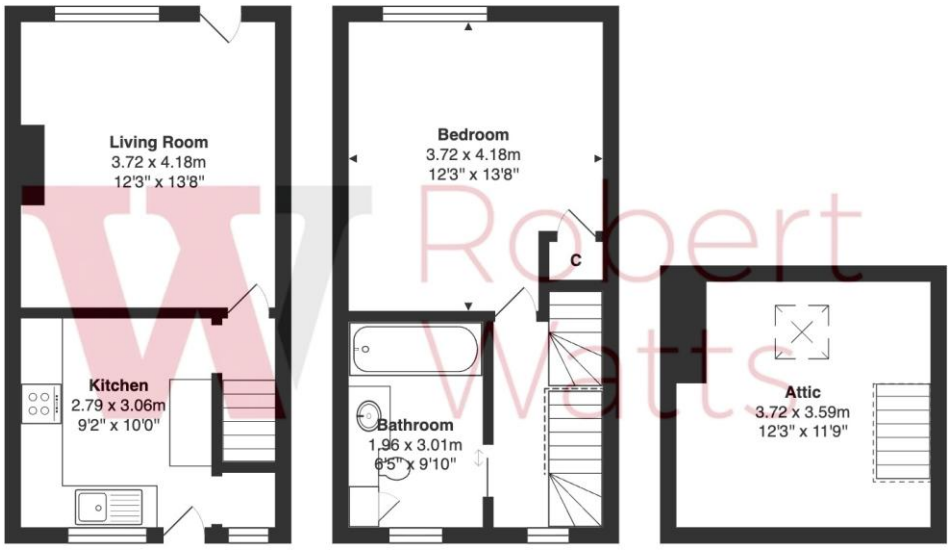






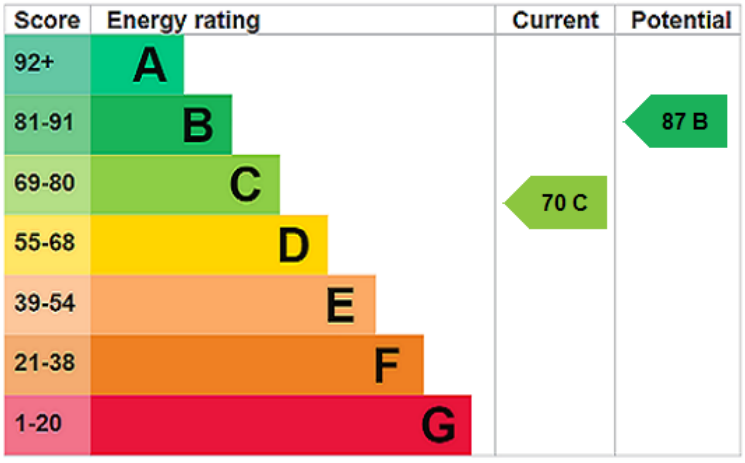






Total Area: 68.4 m² ... 736 ft²

All measurements are approximate and for display purposes only



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