



£120,000

ONE BEDROOM *PLUS OCCASIONAL LOFT ROOM* *READY FOR CONVERSION* *IDEAL FOR FIRST TIME BUYERS & LANDLORDS* *REAR GARDEN*
OVERLOOKING FIELD *RECENTLY FITTED BOILER* *POPULAR LOCATION*

Townend Estate Agents offer for sale this delightful terraced house, presenting an excellent opportunity for both first-time buyers and savvy landlords. The property features a well-proportioned reception room that welcomes you into the home, providing a warm and inviting space for relaxation and entertainment. The one-bedroom layout is complemented by an occasional loft room, complete with a Velux window, which is ready for conversion to suit your needs—be it a home office, guest room, or creative space. This flexibility adds significant value to the property, making it a versatile choice for various lifestyles. The house overlooks picturesque playing fields, offering a serene view and a sense of openness that is often hard to find in urban settings. The recently fitted boiler ensures that the home is both efficient and comfortable, providing peace of mind for the new owner. To the rear, a quaint yard awaits, perfect for enjoying the outdoors adding to the overall appeal of the property.

In summary, this terraced house on Mount Avenue is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its charming features, potential for conversion, and lovely views, it is sure to attract interest. Do not miss the chance to make this lovely house your new home.

Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

Mount Avenue, BD2

Approximate Gross Internal Area = 87.1 sq m / 938 sq ft (Including Attic)



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1291754)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		