



**£130,000**

\*THREE BEDROOMS\* \*NO CHAIN\* \*GARAGE\* \*TWO BATHROOMS\* \*POPULAR LOCATION\* \*FANTASTIC VIEWS\* \*RECENTLY INSTALLED BOILER\* \*IDEAL FOR FIRST TIME BUYERS & INVESTORS\*

Townend Estate Agents offer for sale this charming three bedroom terraced house, offered with no onward chain. Presenting an excellent opportunity for both families and investors alike. The property boasts three well-proportioned bedrooms, providing ample space for comfortable living. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents.

The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The property also features a garage, offering secure storage.

One of the standout features of this home is its fantastic views over 'The Delph', allowing you to enjoy the beauty of the surrounding landscape from the comfort of your own living space. The location is particularly appealing, being in a popular neighbourhood that offers a sense of community and easy access to local amenities. Offered with no onward chain, this property is ready for you to move in and make it your own. Whether you are looking to settle down or seeking a promising investment, this terraced house on Mount Avenue is a wonderful choice.

The property comprises briefly: Entrance, Lounge, Kitchen. Upstairs are two bedrooms and the house bathroom. To the second floor is a further bedroom and en-suite shower room. Externally to the rear is a garden and garage.

Ask us about....



Mount Avenue, Bradford  
 Approximate Gross Internal Area  
 Main House = 74 Sq M/797 Sq Ft  
 Garage = 11 Sq M/118 Sq Ft  
 Total = 85 Sq M/915 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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 OR 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		Current	Potential
Very energy efficient - lower running costs (82 plus)		A	86
B1-B1	B	69	
(69-68)	C		
(55-54)	D		
(29-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (82 plus)		A	
B1-B1	B		
(69-68)	C		
(55-54)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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