



38 Farlea Drive, Eccleshill, Bradford, BD2 3RJ

Family sized semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM well presented accommodation which is further enhanced by a CONSERVATORY, DRIVE, GARAGE and PLEASANT GARDENS. Occupying an enviable CUL-DE-SAC plot which forms part of this ever popular part of BD2 offering access to local amenities, multiple schools and is around 2 miles to the train station at Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Laminate floor and under stairs store

LOUNGE 13'7" (4.14) plus bay x 10'7" (3.23)

Open to dining room

DINING ROOM 10'5" x 8'9" (3.18m x 2.67m)

Access to conservatory

CONSERVATORY 10'2" (3.1) x 9'9" (2.97) both approx

Door to rear garden

KITCHEN 10'1" x 8'9" (3.07m x 2.67m)

Selection of wall and base units, worktops with sink unit, splash back tiled walls, plumbed for automatic washer and built in oven, hob and extractor

FIRST FLOOR LANDING Access to loft (boarded) via pull down ladder

BEDROOM ONE 15'5" max x 10'6" max (4.7m max x 3.2m max)

Fitted wardrobes

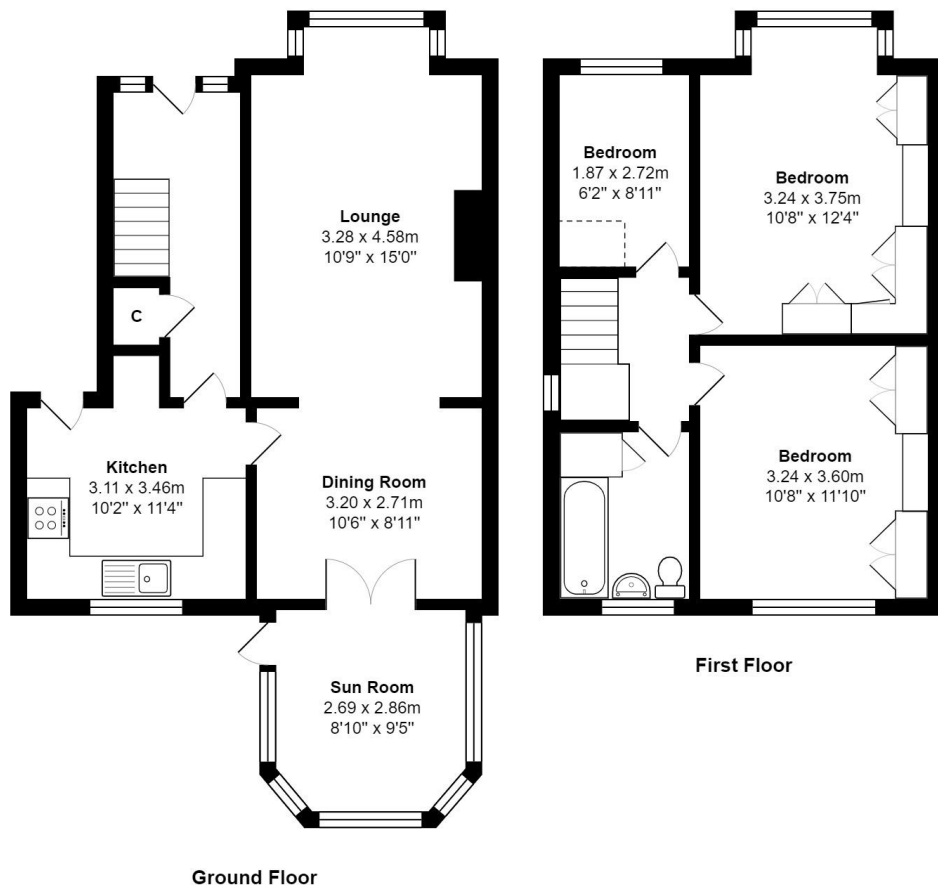
BEDROOM TWO 11'8" x 10'8" (3.56m x 3.25m)**BEDROOM THREE 8'9" (2.67) x 6'1" (1.85) both max ex s/head**

BATHROOM Three piece white suite with fitted over bath shower and screen with fully tiled walls

OUTSIDE Pleasant gardens front and rear, drive to garage

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: 91.2 m² ... 981 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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