



## **27 Pullan Avenue, Eccleshill, Bradford, BD2 3RS**

SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

NO CHAIN Of likely appeal to young family buyers or first time buyers - WELL PRESENTED SEMI-DETACHED. Currently providing THREE BEDROOM (plus attic room) TWO RECEPTION ROOM accommodation. Forming part of this ever popular part of ECCLESHILL with MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, HANDY FOR MANY LOCAL AMENITIES and AROUND 2 MILES (approx. 10mins) to TRAIN STATION at APPERLEY BRIDGE. Contact Robert Watts to arrange YOUR VIEWING TODAY

**£240,000**

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# 27 Pullan Avenue, Eccleshill, Bradford, BD2 3RS

## **COUNCIL TAX Bradford**

Band C

## **TENURE Freehold**

**SWIFTMOVE** This property benefits from a Swiftmove legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

**ENTRANCE HALLWAY** Understairs store

**LOUNGE 12' (3.66) plus bay x 12'2" (3.7) max**

Sliding doors to dining room

**DINING ROOM 12'9" x 11'8" (3.89m x 3.56m)**

**KITCHEN 9'1" x 5'7" (2.77m x 1.7m)**

Selection of wall and base units, worktops with circular stainless steel sink unit, plumbed for automatic washer and dishwasher

**BEDROOM ONE 12'3" (3.73) max x 12' (3.66) max**

Wardrobes to alcoves

**BEDROOM TWO 12' max x 10'9" (3.66m max x 3.28m)**

**BEDROOM THREE 7'6" x 5'9" (2.29m x 1.75m)**

**ATTIC 14'1" x 15'5" (4.3m x 4.7m)**

Access via fixed staircase N.B no Building Regs

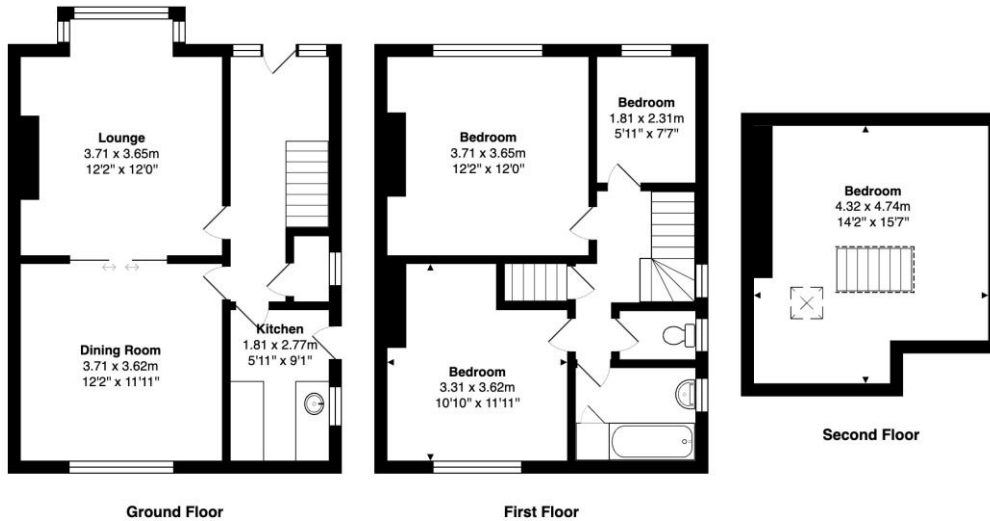
**BATHROOM** Two piece white suite and fully tiled

**SEPARATE WC**

**OUTSIDE** Off road parking and garden to rear and side

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: 104.8 m<sup>2</sup> ... 1128 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>43</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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