



7 Victoria Drive, Eccleshill, Bradford, BD2 2BS

NO CHAIN - Popular style of SEMI-DETACHED occupying an enviable, broadly triangular plot - currently providing TWO BEDROOM accommodation which is further enhanced by a good size rear garden and useful under house store. Here we have an opportunity for new owners to update / modernise where necessary and add value! Forming part of this most favoured part of Eccleshill, handy for local amenities and offering access to multiple schools. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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ENTRANCE HALL

LIVING ROOM 13'5" x 12'2" (4.1m x 3.7m)

KITCHEN DINER 16'4" x 9'8" (4.98m x 2.95m)

Selection of wall and base units, work tops, sink unit - useful understairs store

LANDING Access to loft space

BEDROOM 1 11'3" (3.43) plus robes x 11'7" (3.53)

Built in wardrobe - useful store recess

BEDROOM 2 11'9" x 10' (3.58m x 3.05m)

BATHROOM Four piece suite comprising bath, shower cubicle, WC and washbasin

OUTSIDE Drive to front, good size mature garden to rear which also provides access to the useful under house store area

COUNCIL TAX Bradford

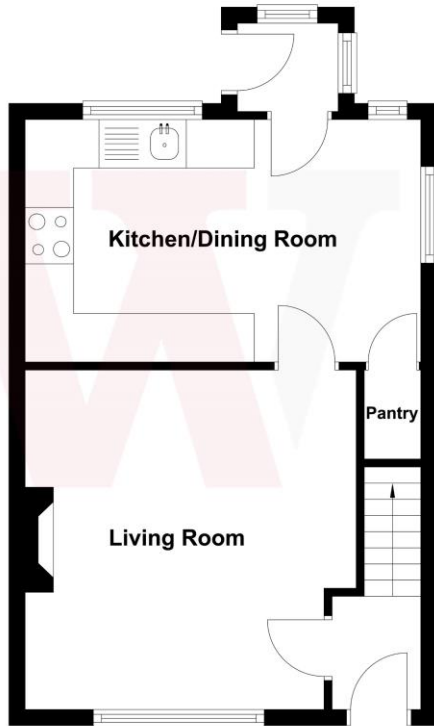
Band B

TENURE Freehold

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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	60	
(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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