



65 Summerbridge Crescent, Eccleshill, Bradford, BD10 8BA

**** MANY RECENT IMPROVEMENTS ** EXTENDED (SIDE AND REAR) SEMI DETACHED WITH VERSITILE ACCOMMODATION ** ALL THE HARD WORK HAS BEEN DONE! **** Set inside this delightful FAMILY HOME offering spacious accommodation throughout. Well presented throughout with quality finish and briefly comprising: Entrance hall, lounge, sitting room/guest room, utility room, cloakroom and STUNNING DINING KITCHEN with an array of units, worktops incorporating breakfast bar, many appliances and opens through to the dining area which enjoys the far reaching views across the valley. To the first floor are FOUR BEDROOMS master with en-suite facilities plus four piece family bathroom. The second floor is dedicated to an additional Master Bedroom again with en-suite facilities, dormer plus velux and AMAZING OUTLOOK. Externally is off road parking to the front, pleasant low maintenance gardens to the rear on 2 levels with seating areas and shed. The property is well situated for many amenities, MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, shops and commute. **BOOK YOUR VIEWING TODAY**

Guide Price £290,000 - £310,000

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ENTRANCE HALL Stairs to first floor

LOUNGE 12' x 16' (3.66m x 4.88m)

Good size reception room with solid wood flooring, plus inset remote control gas fire

SITTING ROOM/GUEST BEDROOM 13'8" x 7'2" (4.17m x 2.18m)

Ideal 2nd reception room or ground floor guest bedroom

KITCHEN/DINER/FAMILY ROOM 20'7" (6.27) (max) x 15'2" (4.62) (max)

Stunning quality fitted kitchen having an array of wall and base units, worktops, sink and mixer tap, 2 ovens plus hob and extractor, plumbing for dishwasher, space for fridge freezer with integrated drinks rack, plus so much more. Opens to diner/family area which enjoys far reaching views, plus velux window

UTILITY AREA Plumbing for automatic washer, space for free standing appliances, doors to rear

CLOAKROOM Vanity style sink and WC

FIRST FLOOR Landing with stairs leading to 2nd floor

MASTER BEDROOM 13'9" x 8'11" (4.2m x 2.72m)

Double room with en-suite off

EN SUITE Vanity style sink, circular shower cubicle, WC

BEDROOM 3 12'4" x 9' (3.76m x 2.74m)

BEDROOM 4 12'1" x 7'3" (3.68m x 2.2m)

BEDROOM 5 8'1" x 6'2" (2.46m x 1.88m)

HOUSE BATHROOM/WC Family 4 piece bathroom, built in shower, vanity sink and WC, bath

OVERALL LOFT BEDROOM 2 11'9" x 16'5" (3.58m x 5m)

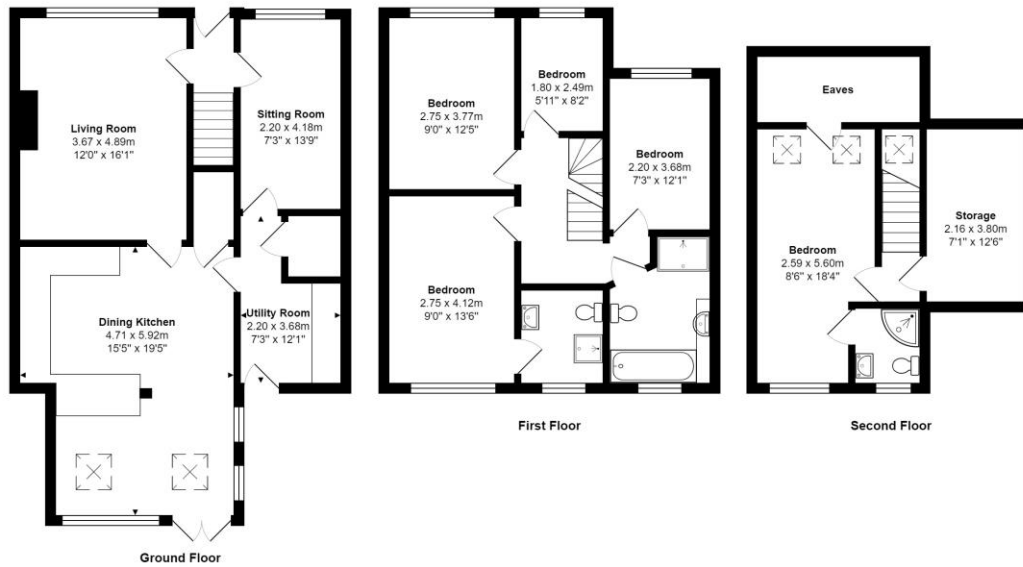
A great addition and occupying the whole of the 2nd floor. Stunning views across the valley, and abundance of storage space within the eaves, dormer plus velux giving plenty of natural light

BUILDING REGULATIONS DISCLAIMER N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

OUTSIDE Off road parking to the front, low maintenance garden to the rear on 2 levels with seating area and shed

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: 142.1 m² ... 1529 ft² (excluding storage, eaves)
 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		
(69-80) C		74
(55-68) D	58	
(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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