



36 Pullan Avenue, Eccleshill, Bradford, BD2 3RR

Of likely appeal to young family buyers or first time buyers - WELL PRESENTED SEMI-DETACHED. Currently providing GENEROUSLY SIZED THREE BEDROOM, TWO RECEPTION ROOM well presented accommodation. The DRIVE, GOOD SIZED GARAGE and PLEASANT GARDENS further add to the appeal here. Forming part of this ever popular part of BD2 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

£238,000

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ENTRANCE HALL Understairs store

LOUNGE 14'3" max x 12'2" (4.34m max x 3.7m)

DINING ROOM 12'2" x 12' (3.7m x 3.66m)

KITCHEN 8'6" x 6'2" (2.6m x 1.88m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

LANDING Access to loft space

BEDROOM ONE 12'1" x 11'4" (3.68m x 3.45m)

BEDROOM TWO 12'2" x 10'9" (3.7m x 3.28m)

BEDROOM THREE 7'9" x 7' (2.36m x 2.13m)

BATHROOM Two piece suite with fully tiled walls. NB no central heating radiator

SEPARATE WC

OUTSIDE Drive to good size garage and pleasant gardens front and rear

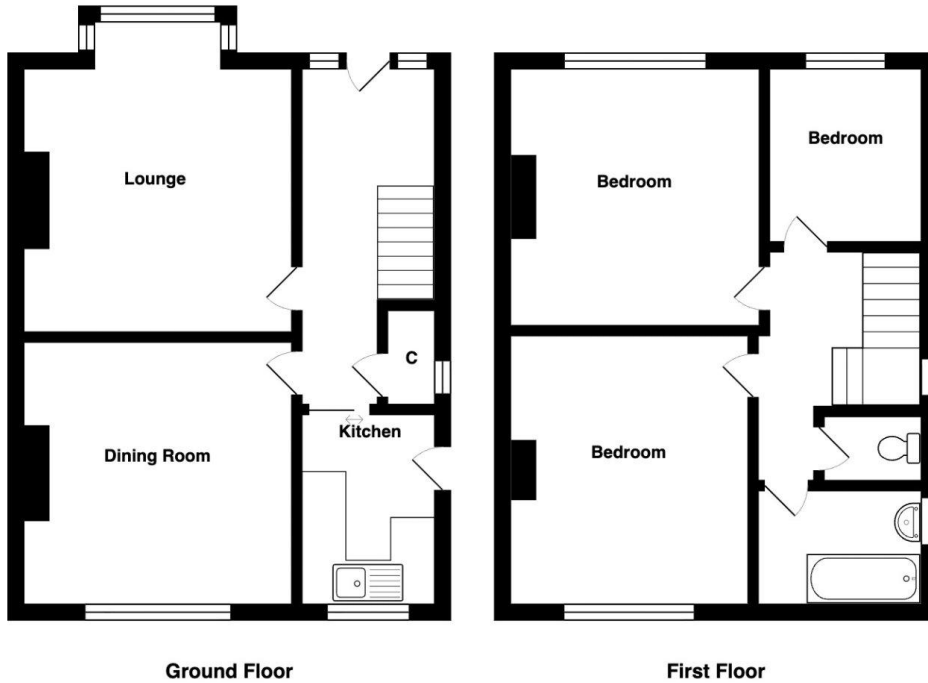
COUNCIL TAX Bradford

Band C

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.





Total Area: 86.9 m² ... 936 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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