



51 Pullan Avenue, Eccleshill, Bradford, BD2 3RP

Impressive detached boasting WOW FACTOR throughout! Rest assured our vendors have thoughtfully and tastefully re-modelled this generously sized five bedroom family sized home, so you don't have to! A great deal of time, money and effort has recently been invested here to provide a superior example which occupies a prominent plot on this understandably sought after avenue. 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

Offers Over £400,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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51 Pullan Avenue, Eccleshill, Bradford, BD2 3RP

COUNCIL TAX Bradford

Band E

TENURE Freehold

ENTRANCE HALL

GROUND FLOOR WC

LOUNGE 22' x 11' (6.7m x 3.35m)

Patio doors

SITTING ROOM 13' x 15'3" (3.96m x 4.65m)

PLANNING / BUILDING REGULATIONS We advise all parties to clarify if any necessary planning permission or building regulations approval was required, sought and obtained for any alterations.

KITCHEN 20'5" x 15'5" (6.22m x 4.7m)

Range of wall and base units, Belfast sink, oven/microwave, separate hob, island, tiled floor

UTILITY ROOM Plumbed for auto washer

LANDING Access to loft

BEDROOM ONE 13'7" x 9' (4.14m x 2.74m)

Walk in wardrobe

EN SUITE SHOWER ROOM Shower cubicle, WC, wash basin, tiled walls

BEDROOM TWO 12'3" x 10'5" (3.73m x 3.18m)

BEDROOM THREE 12'7" x 7'5" (3.84m x 2.26m)

BEDROOM FOUR 10'6" x 8'8" (3.2m x 2.64m)

BEDROOM FIVE 9'9" x 8'9" (max) (2.97m x 2.67m (max))

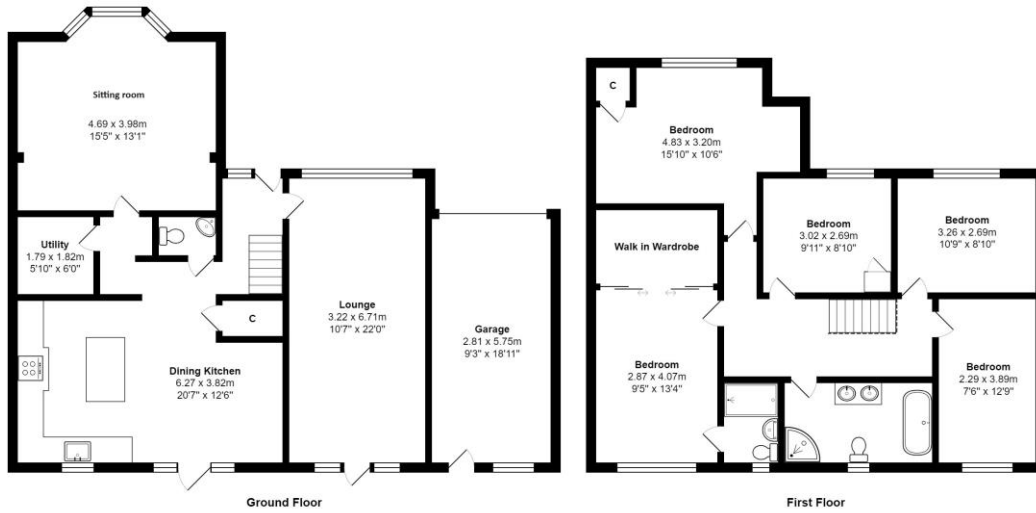
BATHROOM/WC Wash basin, WC, shower cubicle, tiled walls

OUTSIDE Gardens to front and rear

PARKING Block paved driveway to front, 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: 162.6 m² ... 1750 ft² (excluding garage)
 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		82
(69-80) C		
(55-68) D	68	
(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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