



1 Acre Drive, Eccleshill, Bradford, BD2 2LU

Popular style of semi-detached, offering new owners an opportunity to make their own mark – **STUNNING REAR GARDEN** - Currently providing three bedroom accommodation, further enhanced by a **CONSERVATORY** and **USEFUL ATTIC SPACE**. Forming part of this ever popular part of Eccleshill, handy for Morrisons retail park, schools and access to Wrose, Idle, Thackley and Apperley Bridge. Contact Robert Watts to arrange **YOUR VIEWING** today.

£170,000

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COUNCIL TAX Band C

PORCH Leads to hallway

LIVING ROOM 17'8" (5.38) x 12'5" (3.78) both max

Patio doors to conservatory

CONSERVATORY 12' (3.66) x 10'6" (3.2) both approx

Providing access to gardens

KITCHEN 8'3" x 7'4" (2.51m x 2.24m)

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

BEDROOM 1 11' (3.35) plus robes x 8'9" (2.67) max

Fitted wardrobes

BEDROOM 2 10'8" (3.25) + robes x 8'7" (2.62)

Fitted wardrobes , paddle style staircase to attic space

ATTIC SPACE N.B NO BUILDING REGS - Access via fixed paddle style staircase , fully boarded and carpeted with two velux windows

BEDROOM 3/BOX ROOM 5'9" x 5'8" (1.75m x 1.73m)

Please note limited dimensions of this room

BATHROOM Three piece suite

OUTSIDE Garden to front , block paved driveway , impressive rear garden incorporating good size shed / summer house

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.





Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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