



3 Berkeley Close, Eccleshill, Bradford, BD2 3DR

MODERN THREE STOREY SEMI- DETACHED – Occupying an enviable CUL-DE-SAC plot. Currently providing THREE BEDROOM versatile accommodation, arranged over THREE FLOORS which we feel will appeal to a variety of buyers including YOUNG FAMILIES. The 15FT KITCHEN DINER, DELIGHTFUL REAR GARDEN and ATTACHED GARAGE further add to the appeal here. Forming part of this ever popular locality close to WELLINGTON PRIMARY SCHOOL and handy for amenities in and around Eccleshill and Five Lane Ends including Morrisons Enterprise 5. Contact Robert Watts to arrange YOUR viewing today.

£200,000

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GROUND FLOOR

HALLWAY Guest WC

KITCHEN DINER 15'7" x 12'5" (4.75m x 3.78m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumed for washing machine - glazed patio doors lead to rear garden

FIRST FLOOR

LIVING ROOM 15'8" x 9'1" (4.78m x 2.77m)

Patio doors to Juliette balcony

BEDROOM 3 9'6" x 8'9" (2.9m x 2.67m)

BATHROOM Three piece white suite, fitted over bath shower and screen

TOP FLOOR

BEDROOM 1 15'8" x 9'2" (4.78m x 2.8m)

ENSUITE SHOWER ROOM Shower cubicle, WC, wash basin

BEDROOM 2 12'1" x 11' (3.68m x 3.35m)

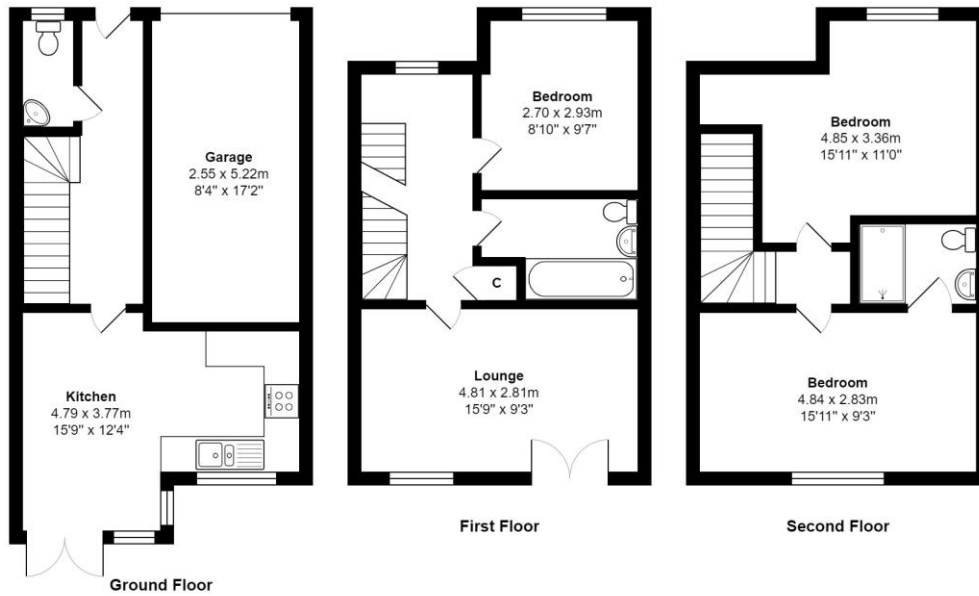
OUTSIDE Drive to attached garage, very pleasant rear garden with ample decking and lawn

COUNCIL TAX Bradford

Band D

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: 95.9 m² ... 1032 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		
(69-80) C	72	82
(55-68) D		
(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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