



## 81 Myers Lane, Bradford, BD2 4ED

OPPOSITE GROVE HOUSE PRIMARY and within walking distance of HANSON ACADEMY and St. FRANCIS PRIMARY – Popular style of semi-detached currently providing THREE BEDROOM accommodation which is further enhanced by pleasant gardens and space for a garage. We feel this fine example will appeal to a variety of buyers , especially young families. Forming part of this ever popular locality - well served by many amenities in and around Bolton Junction, Five Lane Ends and Eccleshill. Contact Robert Watts to arrange YOUR viewing today.

**£150,000**

# 81 Myers Lane, Bradford, BD2 4ED

## **COUNCIL TAX Bradford**

Band B

## **ENTRANCE HALL**

## **LIVING ROOM 18'6" x 11'5" (5.64m x 3.48m)**

Dual aspect windows

## **KITCHEN 11'1" x 7'8" (3.38m x 2.34m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine, tiled floor - useful under stairs store.

## **LANDING Access to loft space**

## **BEDROOM 1 12'1" x 9'3" (3.68m x 2.82m)**

## **BEDROOM 2 12'2" x 9' (3.7m x 2.74m)**

Closet housing boiler

## **BEDROOM 3 6'5" (1.96) x 6'2" (1.88) both max**

Single bed frame built in over stair head

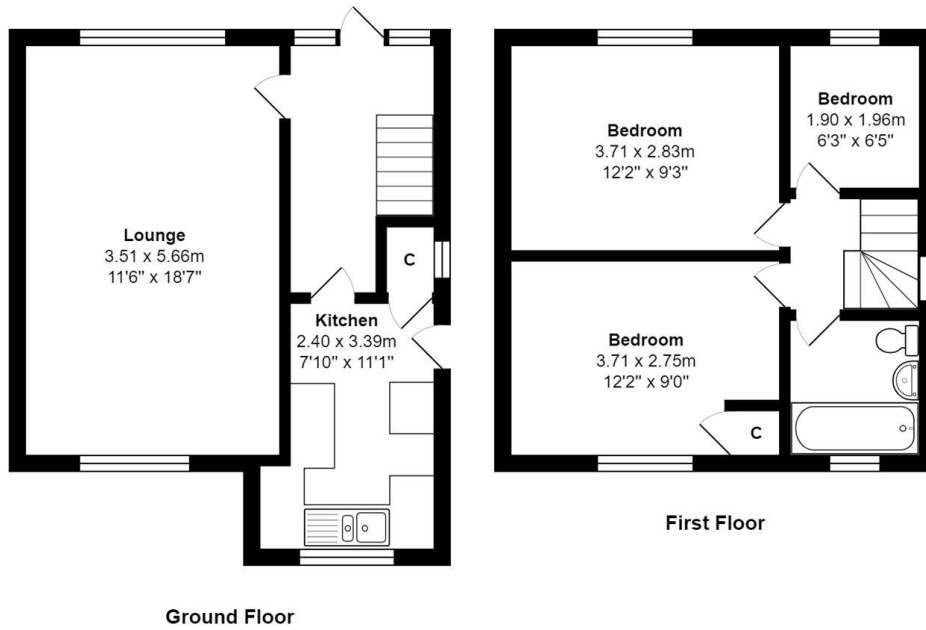
**BATHROOM** Three piece white suite, fitted over bath shower and screen - part tiled walls

**OUTSIDE** Drive, pleasant garden to rear with hardstanding / base for garage, garden to front

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.







**Ground Floor**

**First Floor**

Total Area: 67.1 m<sup>2</sup> ... 722 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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

**f** RWEstateAgents **@**robertwatts\_

arla | propertymark naea | propertymark