



5 Cameron Grove, Eccleshill, Bradford, BD2 3DG

MODERN THREE STOREY DETACHED – currently providing FOUR BEDROOM, THREE BATHROOM (two en-suite shower) versatile accommodation which we feel will appeal to a variety of buyers including YOUNG FAMILIES. The separate UTILITY ROOM, 17FT RECENTLY INSTALLED KITCHEN DINER and GARAGE (not suitable for cars) 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 retail park. Contact Robert Watts to arrange YOUR viewing today.

£250,000

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COUNCIL TAX Bradford

Band D

GROUND FLOOR

ENTRANCE HALLWAY Understair store

BEDROOM THREE (FORMER GARAGE) 17'7" x 7'8" (5.36m x 2.34m)

Glazed door to rear

BEDROOM FOUR 11'4" x 9'7" (3.45m x 2.92m)

UTILITY ROOM 8'1" x 5'5" (2.46m x 1.65m)

WC off

FIRST FLOOR

LANDING Useful store closet with radiator

LOUNGE 13'4" x 10'3" (4.06m x 3.12m)

Patio doors to Juliette balcony

KITCHEN/DINER 17'9" x 10'5" (5.4m x 3.18m)

Recently installed fitted kitchen incorporating range of wall and base units, worktops, sink unit, built-in oven hob and extractor, dishwasher.

BATHROOM Three piece white suite

SECOND FLOOR

BEDROOM ONE 13'6" x 10'5" (4.11m x 3.18m)

ENSUITE Shower room comprising WC, WB and shower cubicle

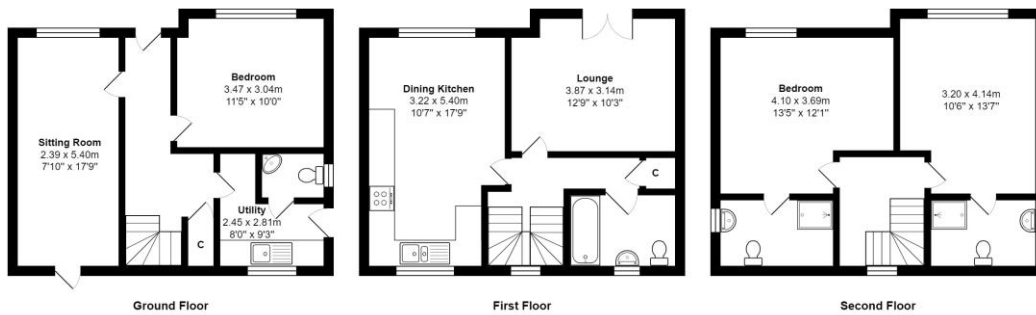
BEDROOM TWO 13'4" x 12'2" (4.06m x 3.7m)

ENSUITE Shower room comprising WC, WB and shower cubicle

OUTSIDE Garage to rear (not suitable for cars). Pleasant low maintenance garden to rear.

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: 122.9 m² ... 1323 ft²
 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		85
(69-80) C	76	
(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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