



2 Cavendish Court, Park Road, Eccleshill, BD10 8AW

Top floor DUPLEX APARTMENT - Impressively renovated by our vendor so you don't have to! This generously sized TWO BEDROOM example has a show home look and feel that is sure to impress even the most discerning. Of likely appeal to a variety of buyers, including first time and buy to let. Forming part of this ever popular locality, well placed for access to local amenities, including Morrisons Enterprise 5. A detailed inspection is essential to fully appreciate the generously sized accommodation on offer. Contact Robert Watts to arrange YOUR viewing today.

£95,000

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LEASEHOLD INFORMATION Our research shows a 999 year lease was granted in 1984. Our vendor advises the current service charge is £100 per month and there is no ground rent payable. This information should be verified by your Solicitor prior to proceeding.

COUNCIL TAX Bradford
Band A

TENURE Leasehold

SECURE INTERCOM ENTRY Leads to communal entrance

HALLWAY Useful understairs store

LIVING ROOM 11'6" (3.5) x 11'5" (3.48) and 7'5" (2.26) x 6'3" (1.9)

KITCHEN 9'9" x 8'5" (2.97m x 2.57m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine - useful store closet

LANDING

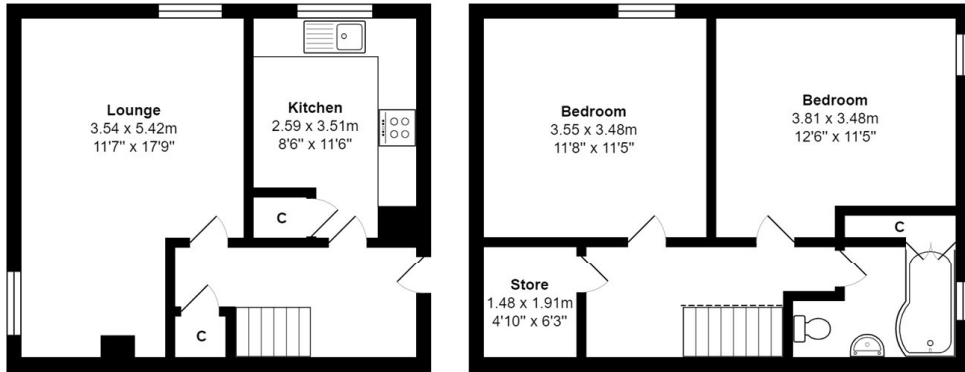
BEDROOM 1 11'6" x 11'4" (3.5m x 3.45m)

BEDROOM 2 12'5" x 11'4" max (3.78m x 3.45m max)

BATHROOM Three piece white suite - useful store closet

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: 74.9 m² ... 806 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	43	
(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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