



100 Norman Avenue, Bradford, BD2 2NG

NO CHAIN – Popular style of TWIN BAY semi-detached forming part of this most favoured part of Eccleshill. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. This fine example is further enhanced by: CONSERVATORY DRIVE, LONGER THAN AVERAGE GARAGE, PLEASANT GARDENS and is also handy for local amenities including Morrisons. Contact Robert Watts to arrange YOUR VIEWING today

£190,000

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100 Norman Avenue, Bradford, West Yorkshire, BD2 2NG

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE PORCH Leads to hallway

HALLWAY Guest WC off

LIVING ROOM 13'3" x 13'1" (4.04m x 4m)

DINING ROOM 12'7" x 12' (3.84m x 3.66m)

Patio doors lead to conservatory

CONSERVATORY 10'1" x 9'9" (3.07m x 2.97m)

KITCHEN 14'2" x 6'6" (4.32m x 1.98m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine and dish washer, built in double oven, separate hob and extractor

LANDING Access to loft space

BEDROOM 1 14' x 10'9" (4.27m x 3.28m)

Wardrobes built into one alcove

BEDROOM 2 12'9" (3.89) x 10'4" (3.15) plus robes

Fitted wardrobes

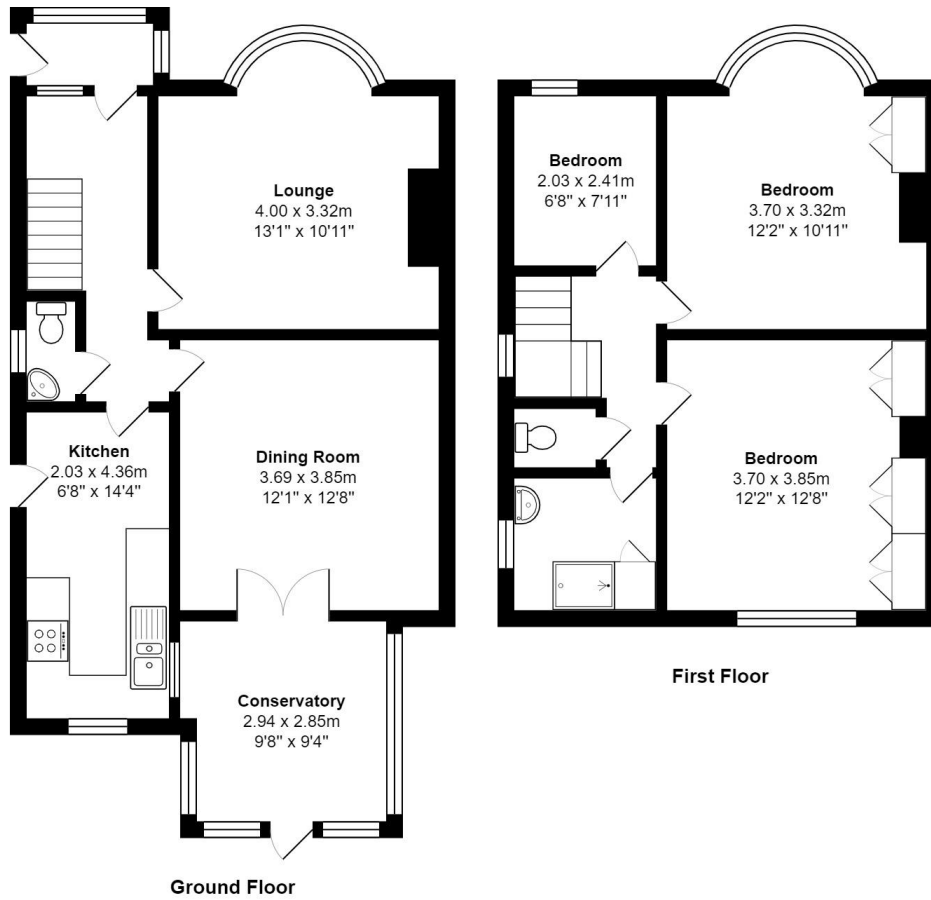
BEDROOM 3 7'9" x 6'6" (2.36m x 1.98m)

SHOWER ROOM Shower cubicle, wash basin, WC fully tiled walls

OUTSIDE Pleasant gardens front and rear, drive to longer than average garage with power and light

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: 102.2 m² ... 1100 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		82
(69-80) C		
(55-68) D	67	
(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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