



63 Park Road, Eccleshill, Bradford, West Yorkshire, BD10 0ET

NO CHAIN - Inner town house currently providing THREE BEDROOM accommodation. A good size living room, separate dining area and a garage further add to the appeal here. Forming part of this ever popular area, handy for local schools, including our Lady and St. Brendan's Catholic Primary and offering access to many amenities in and around Eccleshill , Five Lane Ends and Greengates. Contact Robert Watts to arrange YOUR VIEWING today.

£140,000

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

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

63 Park Road, Eccleshill, Bradford, West Yorkshire, BD10 0ET

COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE PORCH Leading to living room

LIVING ROOM 14'5" x 12'9" (4.4m x 3.89m)

Under stairs store - open to dining area

DINING AREA 9' x 8'9" (2.74m x 2.67m)

KITCHEN 10'2" x 6'3" (3.1m x 1.9m)

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

LANDING Access to loft

BEDROOM 1 11'8" (3.56) + robes x 8'7" (2.62)

Built in wardrobes

BEDROOM 2 10'7" x 8'8" (3.23m x 2.64m)

Fitted robes

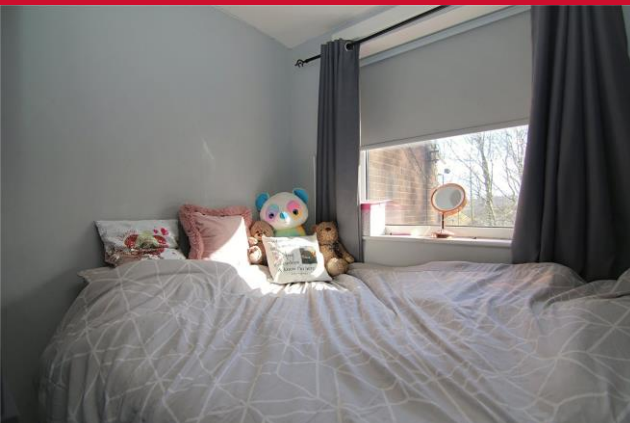
BEDROOM 3 8'3" x 6'7" both max (2.51m x 2m both max)

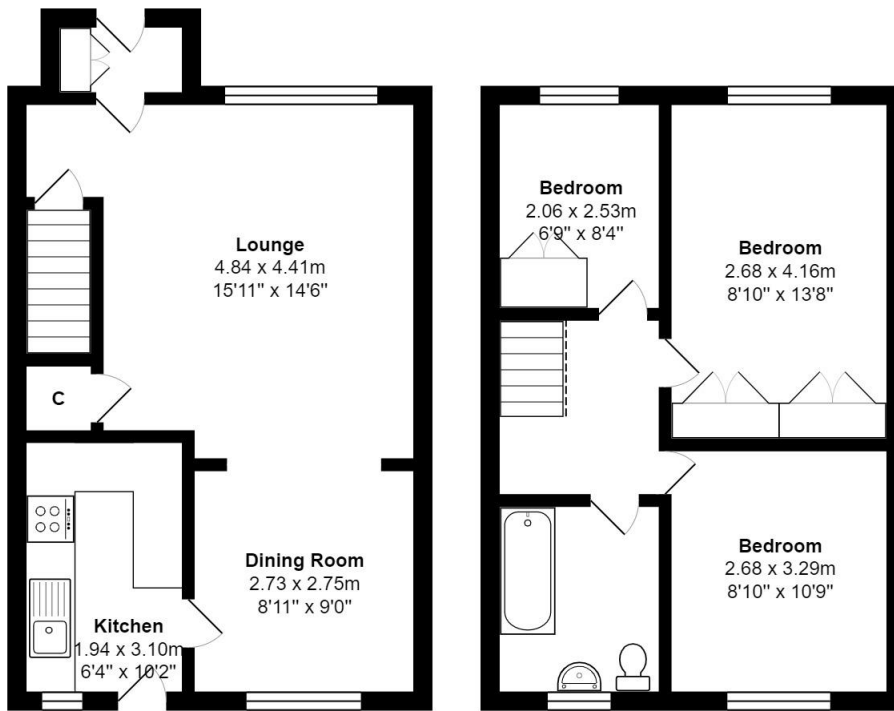
Fitted robes

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

OUTSIDE Gardens front and rear, remote garage

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: 72.2 m² ... 777 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		84
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark