



## 9 Bolton Drive, Eccleshill, Bradford, BD2 2AD

NO CHAIN – SIGNIFICANTLY EXTENDED – HIGH SPEC FINISH – SOUGHT AFTER PART OF BD2. Here we have an impressive family sized semi-detached currently providing **FOUR DOUBLE BEDROOMS**, with an occasional **FIFTH BEDROOM** (or snug) on the ground floor. If the 24ft main reception room doesn't impress you then perhaps the galleried landing or 26ft kitchen diner will? Rest assured our client has invested a great deal of time, money and effort here so you don't have to! Contact Robert Watts to arrange **YOUR VIEWING** today.

**£350,000**

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# 9 Bolton Drive, Eccleshill, Bradford, BD2 2AD

## **COUNCIL TAX Bradford**

Band C

**TENURE** To be confirmed

## **ENTRANCE HALL**

### **LIVING ROOM 24'2" x 12'2" (7.37m x 3.7m)**

French doors to kitchen diner

### **LIVING / DINING KITCHEN 26'7" x 13'8" (8.1m x 4.17m)**

Wall and base units, double oven, 5 ring gas hob, integral fridge freezer. Bi fold doors

**UTILITY ROOM** Plumbed for washing machine, WC

### **SNUG/OCCASIONAL BEDROOM 5 10'6" x 9' (3.2m x 2.74m)**

**LANDING** Impressive galleried landing

### **BEDROOM ONE 16'4" 17'6" (max) (4.98m 5.33m (max))**

### **BEDROOM TWO 12'3" x 8'9" (3.73m x 2.67m)**

### **BEDROOM THREE 12'7" x 11'1" (3.84m x 3.38m)**

### **BEDROOM FOUR 11'2" x 10'1" (3.4m x 3.07m)**

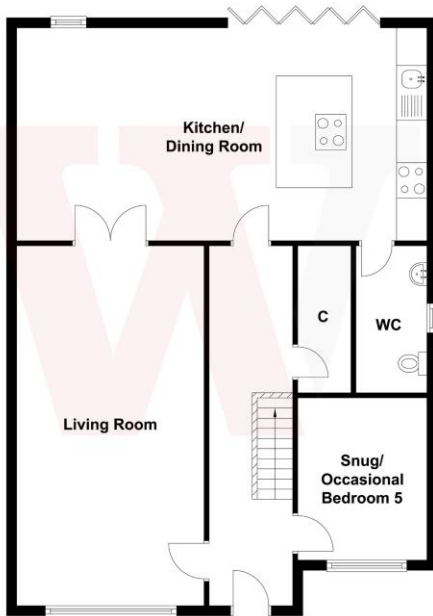
**BATHROOM** Three piece modern suite, tiled walls and floor

**OUTSIDE** Off road parking, gardens front and rear

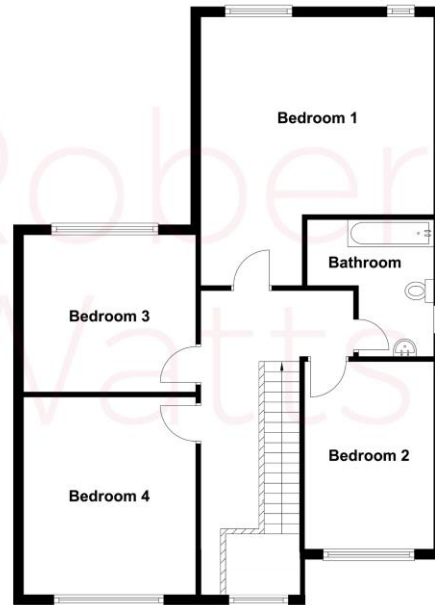
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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