



19 Pullan Drive, Eccleshill, Bradford, BD2 3RW

WELL PRESENTED SEMI-DETACHED currently providing THREE BEDROM accommodation. The 17ft KITCHEN DINER, ample drive, GARAGE and pleasant gardens further add to the appeal here. Forming part of this ever popular part of Eccleshill with MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, HANDY FOR LOCAL AMENITIES and around 2 miles to TRAIN STATION at Apperley Bridge. Contact Robert Watts to arrange your viewing today.

£220,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Laminate floor

LOUNGE 11'3" x 0'11" (3.43m x 0.28m)

Laminate floor

KITCHEN DINER 17'3" max x 8'9" (5.26m max x 2.67m)

Impressive kitchen diner with contemporary units, Granite style worktops, central island style unit, built in oven, separate 5 ring hob and extractor. Integral Larder style fridge and freezer, useful understair store and plumbed for automatic washer

BEDROOM ONE 11'2" (3.4) x 9'1" (2.77) plus robes

Built in wardrobes spanning width of room

BEDROOM TWO 9'1" (2.77) x 8'9" (2.67) plus recess

Fitted wardrobe

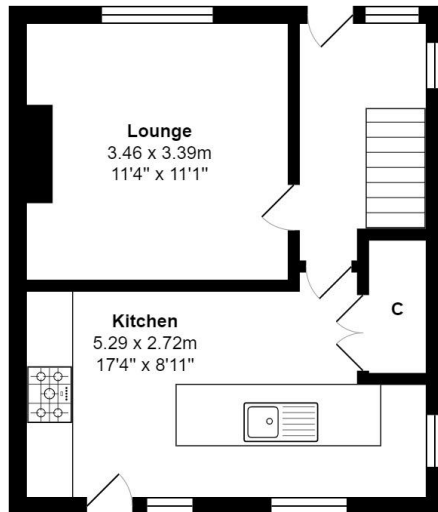
BEDROOM THREE 7'9" x 5'9" (2.36m x 1.75m)

BATHROOM Three piece white suite with fitted over bath shower and screen, tiled floor and fully tiled walls

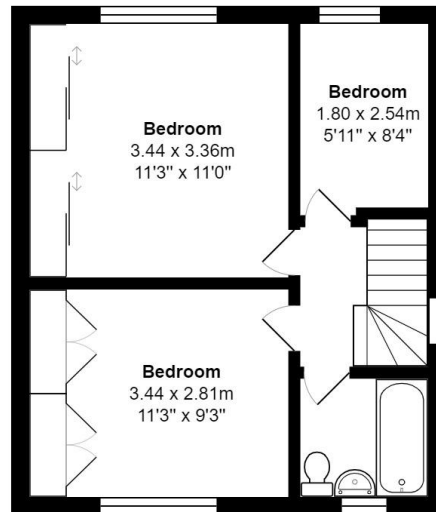
OUTSIDE Drive to garage (with power and light) and pleasant gardens front and rear

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

Total Area: 66.3 m² ... 714 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	65	
(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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