



## 16 Robin Drive, Eccleshill, Bradford, BD2 2HA

Of likely appeal to a variety of buyers, including young families -SOUGHT AFTER STYLE OF SEMI-DETACHED forming part of this HIGHLY REGARDED CUL-DE-SAC (vehicular) The LARGER THAN average THREE BEDROOM accommodation is further enhanced by: TWO GOOD SIZE RECEPTION ROOMS, UTILITY ROOM (with WC), COVERED DECKING , DRIVE and GARAGE. Key location facts include: MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius and AROUND 2 MILES (approx. 10mins) to APPERLEY BRIDGE TRAIN STATION. Contact Robert Watts to ARRANGE your VIEWING TODAY!

**£230,000**

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**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**ENTRANCE HALLWAY**

**LOUNGE 15'9" x 9'8" (4.8m x 2.95m)**

**DINING ROOM 19' (5.8) overall x 8'7" (2.62) max**

Patio doors to covered decking

**SIDE HALLWAY/UTILITY ROOM** Ground floor WC off

**KITCHEN 12'7" x 6'8" (3.84m x 2.03m)**

Selection of wall and base units, worktops with stainless steel sink unit and built in oven, hob, extractor and integrated fridge and dishwasher

**FIRST FLOOR LANDING** Store closet (Access to loft)

**BEDROOM ONE 12'9" x 8'6" (3.89m x 2.6m)**

**BEDROOM TWO 10'6" x 8'9" (3.2m x 2.67m)**

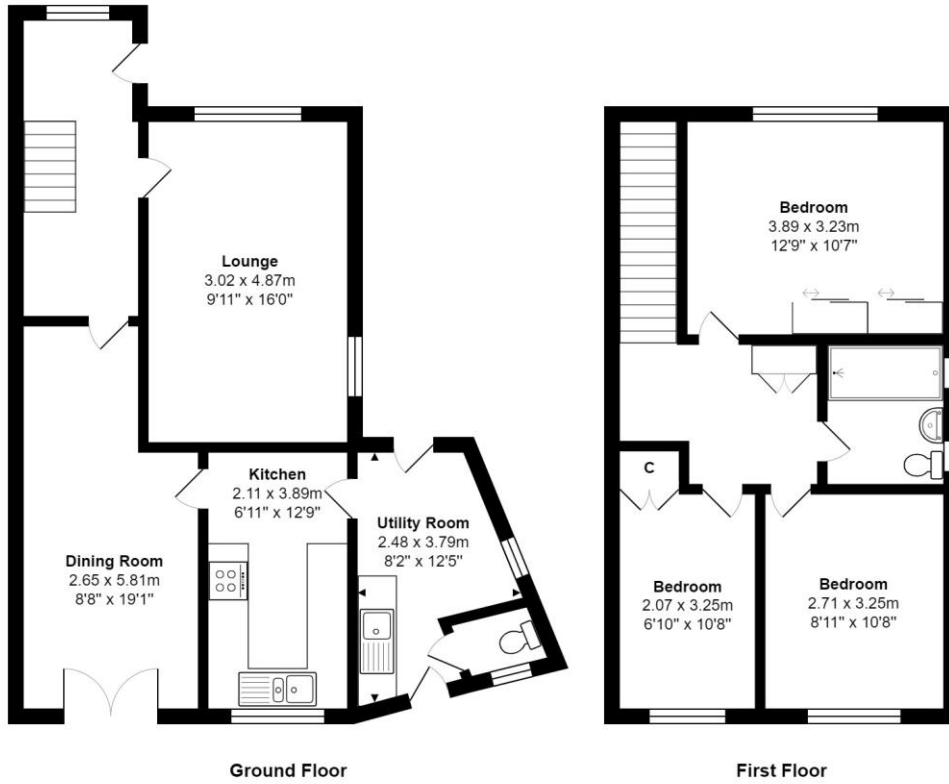
**BEDROOM THREE 10'7" x 6'8" (3.23m x 2.03m)**

**SHOWER ROOM** Comprising of shower cubicle, vanity wash basin and WC

**OUTSIDE** Pleasant rear garden incorporating covered decking and artificial lawn

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: 99.0 m<sup>2</sup> ... 1065 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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