



113 Norman Avenue, Eccleshill, Bradford, BD2 2ND

NO CHAIN – RENOVATED IN RECENT YEARS, so you don't have to! Popular style of semi-detached forming part of this most favoured part of Eccleshill. Currently providing THREE BEDROOM accommodation. This fine example is further enhanced by: 19FT MODERN KITCHEN DINER, DRIVE, GARAGE, PLEASANT GARDENS and is also handy for local amenities including Morrisons retail park. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £210,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Guest WC off

LIVING ROOM 12'9" (3.89) x 12'7" (3.84) both max

Open to kitchen diner

KITCHEN DINER 19' (5.8) max overall x 11'8" (3.56) max

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

LANDING

BEDROOM 1 12' x 11'9" (3.66m x 3.58m)

Located at the rear - useful store closet

BEDROOM 2 10'7" x 9'6" (3.23m x 2.9m)

Located at the front - useful store closet

BEDROOM 3 9'1" x 7' (2.77m x 2.13m)

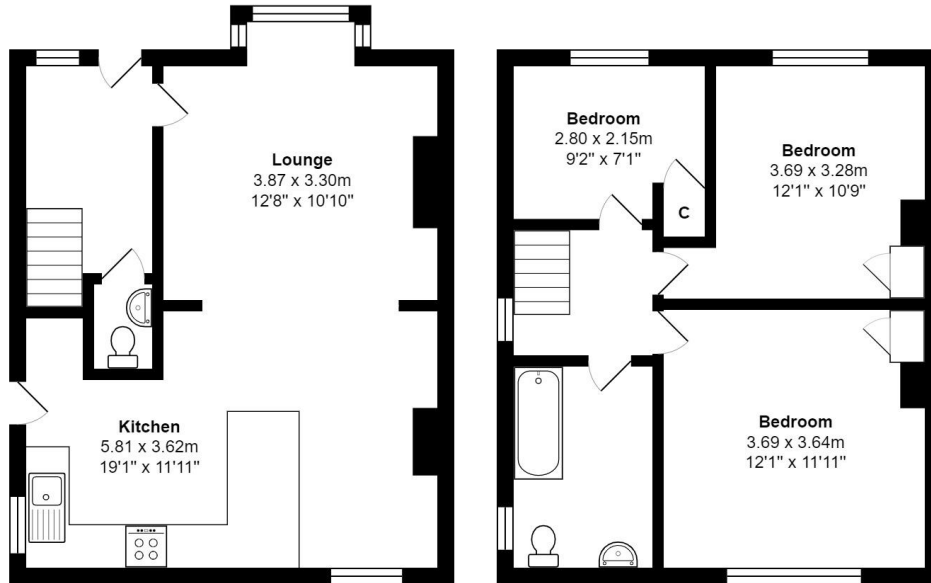
Located at the front - useful store closet

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

OUTSIDE Drive to garage, 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: 83.2 m² ... 896 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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