



92 Bolton Drive, Eccleshill, Bradford, BD2 2AA

Substantial STONE DETACHED with farmhouse origins – Totalling over 2,000 square feet and occupying a plot of around 1/3rd of an acre. Having been renovated and extended by our vendors over 20 years ago the property is in need of some updating. Current accommodation is divided (with internal access) into the main residence with FOUR BEDROOMS, TWO RECEPTION ROOMS and a 19FT KITCHEN and an annexe (shared utilities) with TWO BEDROOMS and ONE LIVING / KITCHEN ROOM, both have bathrooms – there is also a UTILITY ROOM and BARREL VAULTED CELLAR. Externally the main residence has an attached garage, additionally there is a substantial STONE OUTBUILDING (previously stable block) divided into a LARGE GARAGE and ADDITIONAL ROOMS. There is historic approved (now expired) OUTLINE PLANNING for a single storey detached dwelling within the grounds. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £400,000

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COUNCIL TAX Bradford

Band E

TENURE Freehold

VESTIBULE Leads to hall

HALL tiled floor

LIVING ROOM 15' x 14'9" (4.57m x 4.5m)

DINING ROOM 14'9" x 14'9" (4.5m x 4.5m)

KITCHEN 19'4" (5.9) max overall x 11'9" (3.58)

Bespoke kitchen, ample wall and base units, granite worktops - internal door provides access to annexe

CELLAR Barrel vaulted ceiling keeping cellar

LANDING

BEDROOM 1 15' x 14'9" (4.57m x 4.5m)

Vaulted ceiling with exposed beams

BEDROOM 2 14'9" x 11'5" (4.5m x 3.48m)

BEDROOM 3 12'1" x 10'4" (3.68m x 3.15m)

BEDROOM 4 8'3" x 6'6" (2.51m x 1.98m)

BATHROOM Three piece suite comprising roll top bath, vanity wash basin and WC

ANNEXE

LIVING ROOM / KITCHEN 19'5" x 12'3" (5.92m x 3.73m)

stairs lead to first floor - useful under stairs store

KITCHEN AREA Selection of wall and base units , worktops , sink unit , built in oven, hob and extractor

UTILITY ROOM / REAR HALL 13'6" x 7'8" (4.11m x 2.34m)

Selection of wall and base units, work t ops, Belfast style sink, plumbed for washing machine - WC off - door provides access to main residence kitchen

LANDING

BEDROOM 1 13'7" x 11'2" (4.14m x 3.4m)

BEDROOM 2 12'2" x 9'3" (3.7m x 2.82m)

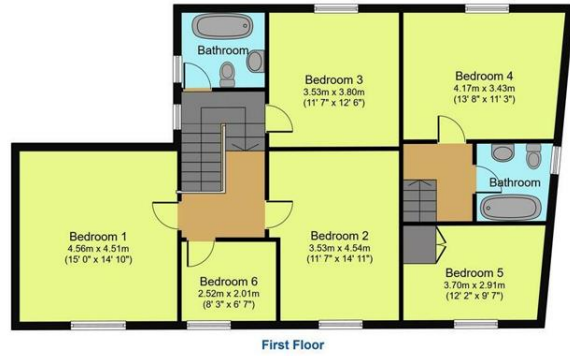
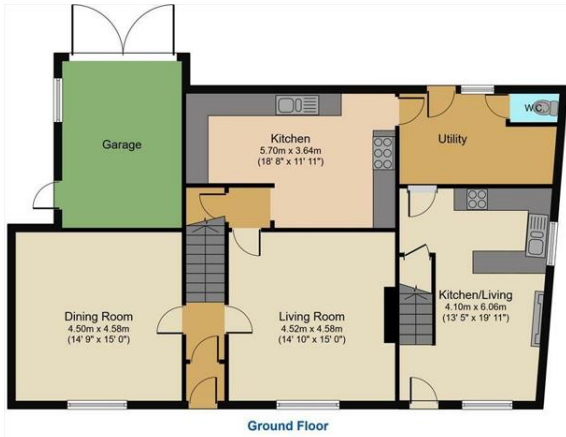
Useful over stairs store

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

OUTSIDE Occupying a plot of around 1/3rd of an acre (approx) mature gardens, attached garage, large outbuilding divided into large garage and additional rooms.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	56	
(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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