



13 Norman Grove, Eccleshill, Bradford, BD2 2NQ

EXTENDED DETACHED BUNGALOW – Benefiting from an EXTENSIVE RENOVATION in recent years – Rest assured our vendors have invested a great deal of time, money and effort here so you don't have to! That said, we feel this TWO BEDROOM (plus large attic room) fine example offers potential for new owners to add more bedrooms (subj to PP) A detailed viewing will reveal this has been a “money no object” refurbishment with high quality fixtures and finish inside and out. Boasting a contemporary OPEN PLAN layout which is further enhanced by UNDERFLOOR HEATING, AIR CONDITIONING, GOOD SIZE GARAGE and QUALITY PAVED GARDENS.

£350,000

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COUNCIL TAX Bradford

Band D

TENURE Freehold

DIRECT ACCESS TO

OPEN PLAN LIVING, DINING KITCHEN 34'1" (10.4) plus bay x 18'1" (5.5) max

Stairs rise to spacious attic room

KITCHEN AREA Ample modern wall and base units, worktops

UTILITY ROOM 6'4" x 6'2" (1.93m x 1.88m)

Modern units, plumbed for washing machine

BEDROOM 1 15'1" x 11'9" (4.6m x 3.58m)

EN-SUITE SHOWER ROOM Good size en-suite comprising WC, bidet, contemporary wash basin and shower area

BEDROOM 2 11' x 9'8" (3.35m x 2.95m)

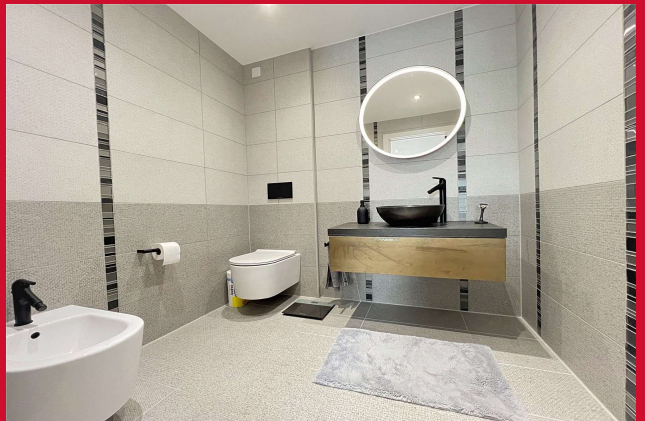
SHOWER ROOM Shower area, WC and wash basin

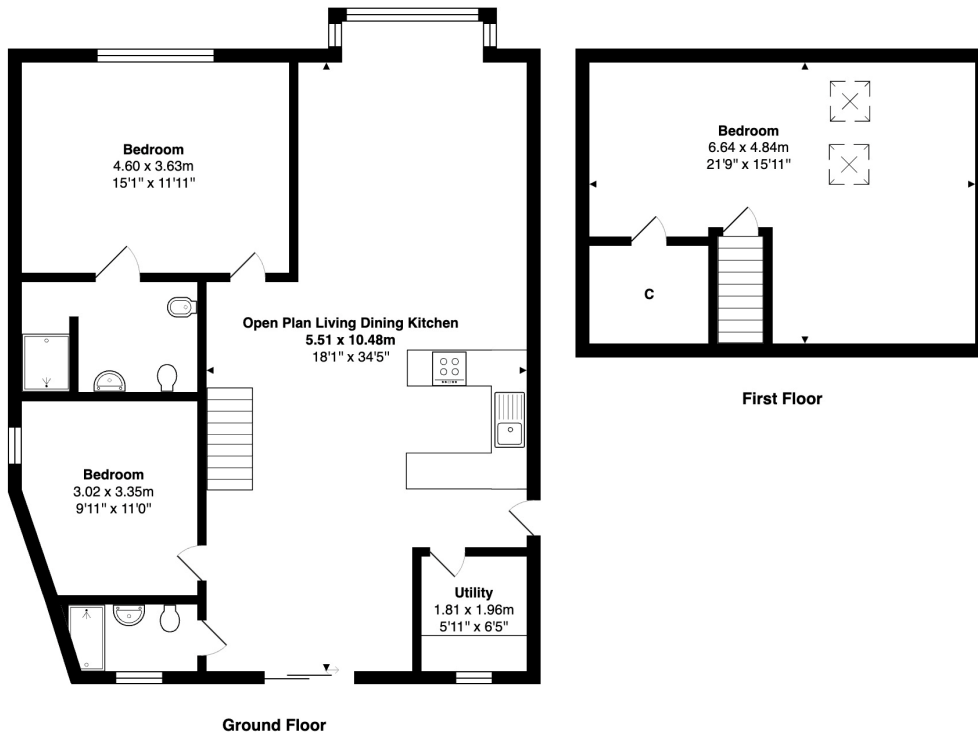
ATTIC ROOM 21'7" max x 15'8" (6.58m max x 4.78m)

Velux window, useful store closet

OUTSIDE Electronic gates provide access to block paved drive which leads to good size garage with electric door. Enclosed gardens are majority quality paved.

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: 123.3 m² ... 1327 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		
(69-80) C		81
(55-68) D	67	
(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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