



47 Stonecroft, Eccleshill, Bradford, BD2 2HW

NO CHAIN – DETACHED TRUE BUNGALOW currently providing TWO BEDROOM (built as three) TWO RECEPTION ROOM accommodation. Forming part of this ever popular small development close to Eccleshill Village. In need of some modernising / updating which offers new owners an ideal opportunity to make their own mark. The drive, garage and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£215,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE PORCH

LIVING ROOM 16'8" x 10'5" (5.08m x 3.18m)

DINING ROOM 15'1" x 8'5" (4.6m x 2.57m)

Originally incorporating a small third bedroom

KITCHEN 8'4" x 7'3" (2.54m x 2.2m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

INNER HALL Store closet

BEDROOM 1 12'6" (3.8) x 8'7" (2.62) plus robes

Built in wardrobes

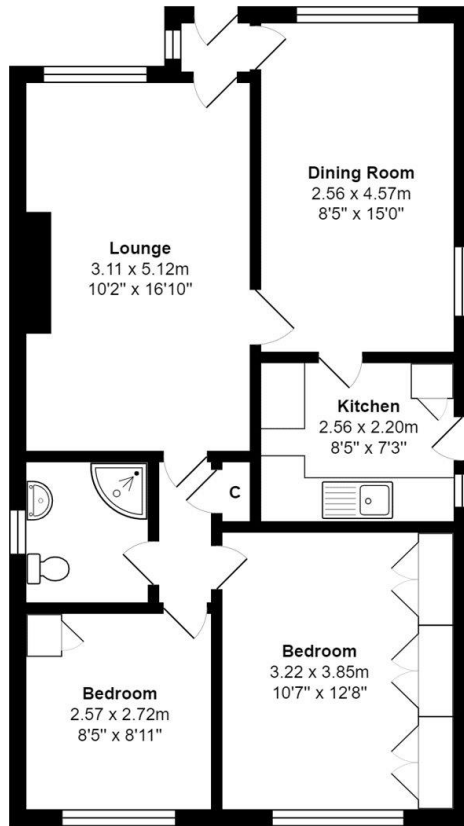
BEDROOM 2 8'9" x 8'4" (2.67m x 2.54m)

SHOWER ROOM Shower cubicle, wash basin and WC

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

Total Area: 63.3 m² ... 681 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		83
(69-80) C		
(55-68) D	64	
(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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