



19 Hall Avenue, Eccleshill, Bradford, BD2 2DT

Poular style of semi-detached occupying an enviable CORNER PLOT with clear POTENTIAL TO EXTEND (subj to PP) Forming part of this sought after area in ECCLESHILL, handy for local shools and amenities. This well presented THREE BEDROOM , TWO RECEPTION room example will appeal to a variety of buyers. Contact Robert Watts to arrange YOUR VIEWING today.

£220,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

19 Hall Avenue, Eccleshill, Bradford, BD2 2DT

SUBSIDENCE We are advised by our vendors this property has previously been affected by subsidence, however remedial repairs have been carried out, please contact our office for further details.

ENTRANCE HALLWAY Laminate floor

LOUNGE 16'1" max x 10'9" max (4.9m max x 3.28m max)

Laminate floor and fireplace with gas fire

DINING ROOM 11'6" x 9' (3.5m x 2.74m)

Laminate floor and patio doors to rear

KITCHEN 11'5" x 7'2" (3.48m x 2.18m)

Selection of wall and base units, worktops and sink unit, built in oven, hob and extractor. Pantry area

FIRST FLOOR LANDING Access to loft and store cupboard

BEDROOM ONE 11'9" (3.58) plus bay x 8'8" (2.64) plus bay

Built in wardrobes and long distance views

BEDROOM TWO 13' x 9'1" (3.96m x 2.77m)

BEDROOM THREE 7'3" (2.2) x 7'2" (2.18) ex robes

Fitted wardrobes and long distance views

SHOWER ROOM Comprising of shower cubicle, wash basin, W.C and fully tiled walls

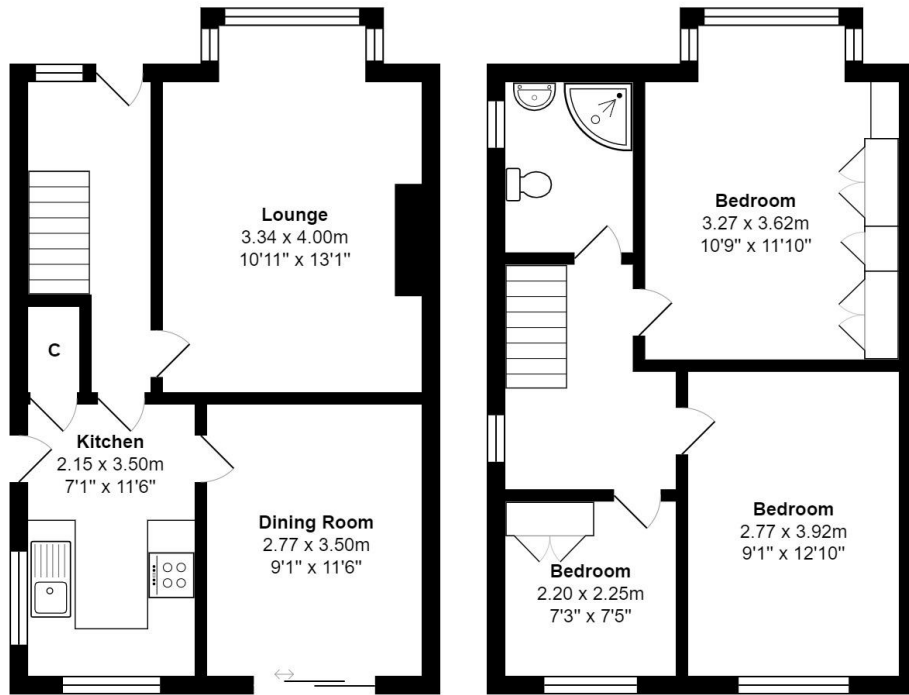
OUTSIDE Envious corner plot with drive to garage, garden to three sides and large seating area

TENURE Freehold

COUNCIL TAX BAND C

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.



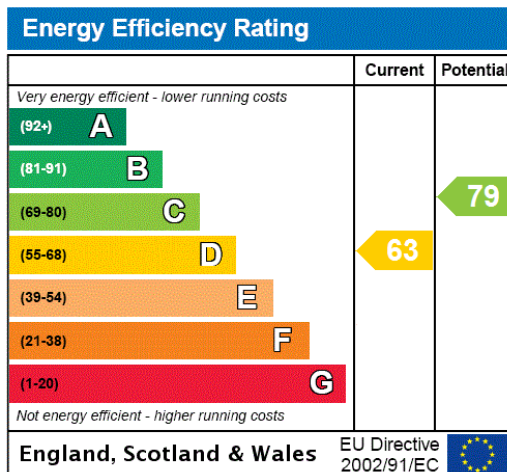


Ground Floor

First Floor

Total Area: 80.6 m² ... 867 ft²

All measurements are approximate and for display purposes only



01274 614804
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark