



## **123 Norman Avenue, Eccleshill, Bradford, BD2 2ND**

NO CHAIN – EXTENDED - 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: GOOD SIZE KITCHEN EXTENSION, DRIVE, GARAGE, PLEASANT GARDENS and is also handy for local amenities including Morrisons retail park. Contact Robert Watts to arrange YOUR VIEWING today.

**£250,000**

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# 123 Norman Avenue, Eccleshill, Bradford, BD2 2ND

**COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

**ENTRANCE HALL** Useful under stairs store

**LIVING ROOM 13'4" (4.06) x 10'4" (3.15) plus bay**

Open to dining area - this rooms spans over 23ft overall

**DINING AREA 13' x 12'7" (3.96m x 3.84m)**

Open to living room, access to kitchen extension

**KITCHEN EXTENSION 15'6" x 9'2" (4.72m x 2.8m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - double eye level oven, separate 5 ring hob - patio doors to rear garden

**REAR HALL** Guest WC off

**LANDING** Access to boarded loft space

**BEDROOM 1 10'4" (3.15) x 9'4" (2.84) plus robes**

Fitted wardrobes

**BEDROOM 2 12'6" (3.8) x 9'8" (2.95) plus robes**

Fitted wardrobes

**BEDROOM 3 9'6" (2.9) x 9'1" (2.77) both max**

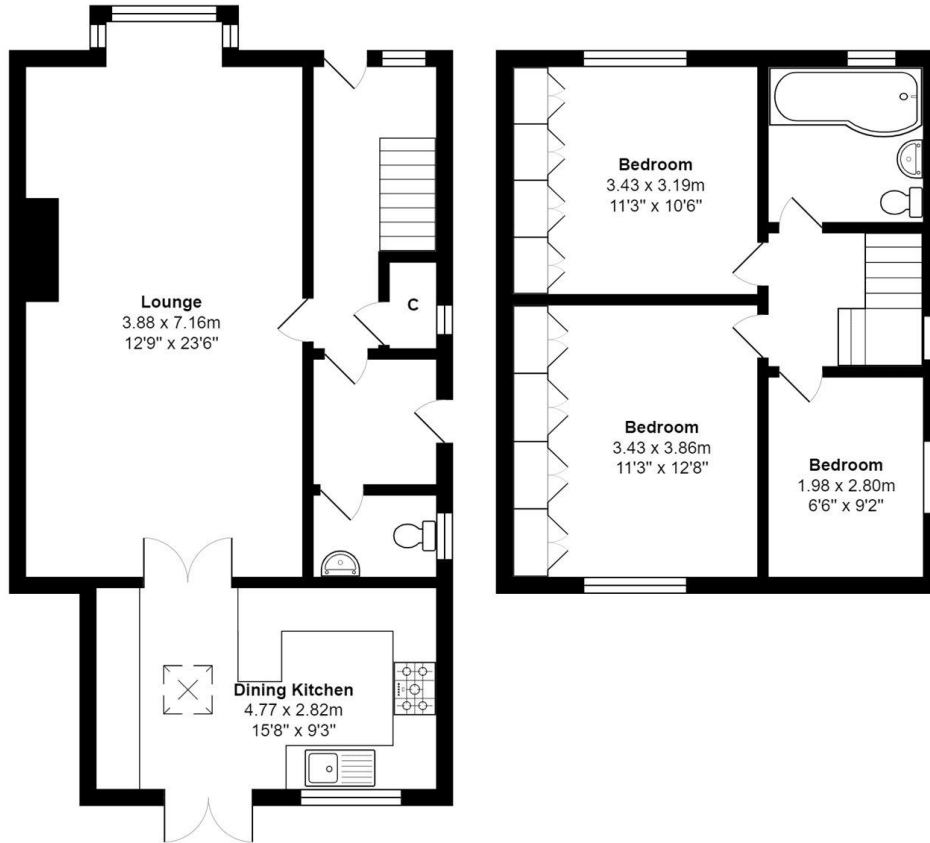
Fitted bedroom furniture

**BATHROOM** Three piece white suite, fitted over bath shower and screen fully tiled walls

**OUTSIDE** Drive to garage, pleasant 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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