



## 16 Airedale Street, Eccleshill, Bradford, BD2 3BB

Stone Built DETACHED COTTAGE, oozing charm and character, enhanced with MODERN DECOR AND FIXTURES throughout. IDEAL FOR FIRST TIME BUYERS. Currently providing TWO BEDROOM accommodation. Rest assured if you are fortunate enough to be the next owner of this superb example you WILL be the envy of all your friends and family. Handy for many local amenities and Apperley Bridge Train Station (approx 2 miles/approx 10 mins away). Contact Robert Watts to arrange YOUR viewing today.

**£150,000**

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## **COUNCIL TAX Bradford**

Band A

**TENURE** Freehold

## **DIRECT ACCESS TO LOUNGE**

**LOUNGE 13'5" x 11'1" (4.1m x 3.38m)**

**DINING KITCHEN 10'8" x 10'2" (3.25m x 3.1m)**

Fitted kitchen including a range of wall and base units, worktops with sink unit, built in oven, hob and extractor. Plumbed for automatic washer.

**BEDROOM ONE 16'6" x 10'2" max (5.03m x 3.1m max)**

**BEDROOM TWO 10'5" x 8'1" (3.18m x 2.46m)**

**SHOWER ROOM 7'2" x 4'10" (2.18m x 1.47m)**

Comprising of shower cubicle, WC and wash basin

**OUTSIDE** Pleasant garden area, some parts with shared access

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: 66.5 m<sup>2</sup> ... 716 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>37</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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