



87 Norman Avenue, Eccleshill, Bradford, BD2 2ND

SIGNIFICANTLY EXTENDED - Popular style of semi-detached forming part of this most favoured part of Eccleshill. Currently providing **FOUR BEDROOM** accommodation. This fine example is further enhanced by a **20FT FAMILY ROOM**, **GOOD SIZE MODERN KITCHEN**, **SEPERATE UTILITY ROOM** and **PLEASANT GARDENS** and is also handy for local amenities including Morrisons retail park. Contact Robert Watts to arrange **YOUR VIEWING** today.

£280,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LOUNGE 13' x 12' (3.96m x 3.66m)

KITCHEN 15'1" x 9'3" (4.6m x 2.82m)

Selection of wall and base units, work tops, sink unit

UTILITY ROOM 7'9" x 5'7" (2.36m x 1.7m)

WC off

FAMILY ROOM 20' x 12'1" (6.1m x 3.68m)

Patio doors to rear garden

BEDROOM ONE 11'1" x 12'1" (3.38m x 3.68m)

Dressing area

BEDROOM TWO 8'9" x 9'7" (2.67m x 2.92m)

BEDROOM THREE 12'9" x 9'3" (3.89m x 2.82m)

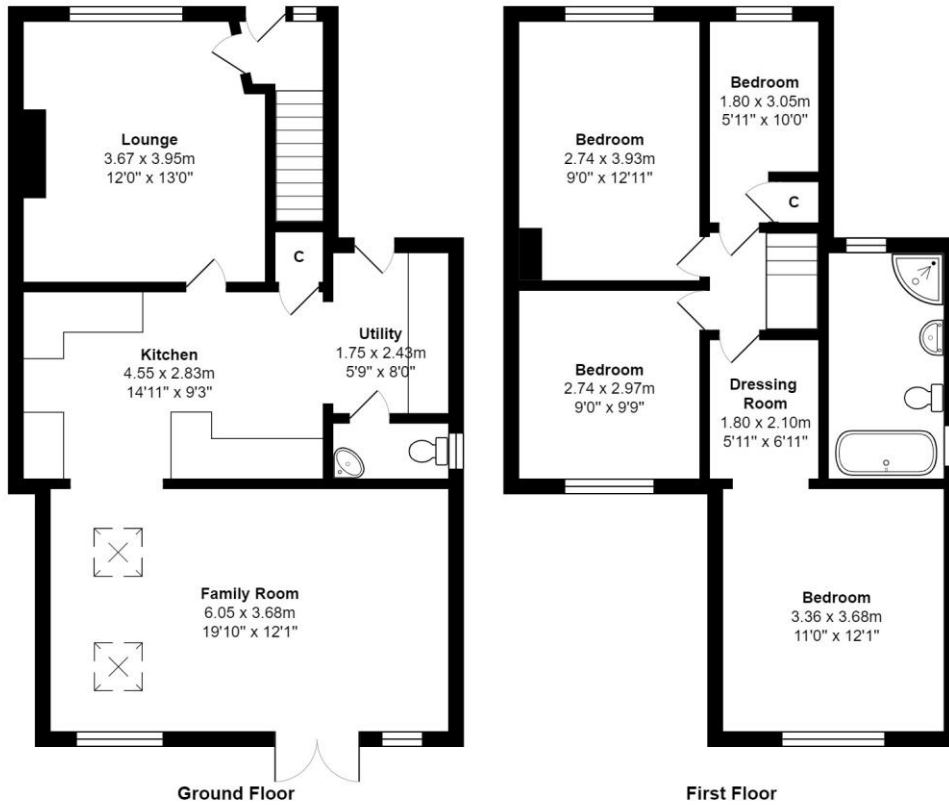
BEDROOM FOUR 10'4" x 5'9" (3.15m x 1.75m)

BATHROOM Four piece suite

OUTSIDE off road parking and garden to front, very pleasant rear garden.

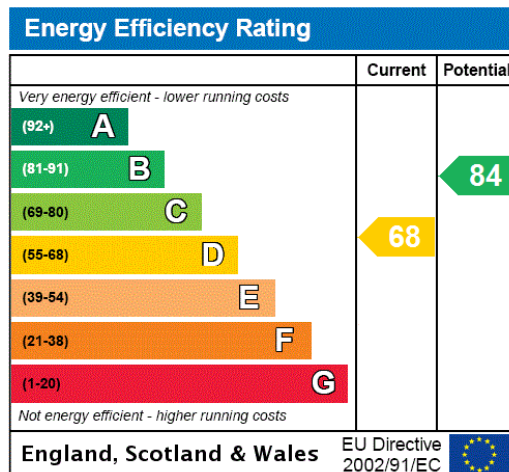
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 112.3 m² ... 1209 ft²

All measurements are approximate and for display purposes only



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