



20 Leeds Road, Eccleshill, Bradford, BD2 3BD

EXTENDED semi-detached currently providing THREE DOUBLE BEDROOM accommodation. Forming part of this ever popular part of BD2 this fine example is further enhanced by: spacious open plan living room / dining room, a recently installed galley kitchen over 21ft in length, separate utility room, cellar and a multi-purpose room. Externally the ample drive, good size rear garden and workshop with power, water and WC further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£240,000

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ENTRANCE HALL

LIVING ROOM / DINING ROOM 29'7" (9.02) + bay x 16' (4.88) max

KITCHEN 21'7" x 5'7" (6.58m x 1.7m)

Modern base units, work tops, sink unit, built in oven, hob and extractor - doors to rear garden

UTILITY ROOM 13'1" x 5'7" (4m x 1.7m)

MULTI-PURPOSE ROOM 17'4" x 5'7" (5.28m x 1.7m)

CELLAR Small store cellar

LANDING

BEDROOM 1 14'6" x 9'7" (4.42m x 2.92m)

BEDROOM 2 15'2" x 9'5" max (4.62m x 2.87m max)

BATHROOM Good size bathroom comprising four piece suite

SECOND FLOOR

ATTIC BEDROOM 14'6" (4.42) max x 13'2" (4.01) max

Eaves store

OUTSIDE Garden to front, ample drive to side, good size rear garden with workshop / store with power, water and WC

COUNCIL TAX Bradford

Band C with improvement indicator

TENURE Freehold

BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PLANNING / BUILDING REGULATIONS We are awaiting confirmation that if required, planning permissions and building regulations were sought and obtained relating to extensions and alterations. This information should be verified by your Solicitor.

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: 138.6 m² ... 1492 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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