



25 Pullan Drive, Eccleshill, Bradford, BD2 3RW

NO CHAIN - SWIFTMOVE SALE- QUICKER COMPLETION: Ask for further information

Popular style of semi-detached... this fine three bedroom, two reception room example occupies a larger than average plot and boasts a significant rear extension creating a large sitting room with bi-fold doors leading to the impressive rear garden. The ample drive and double garage further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £250,000

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SWIFT MOVE The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

COUNCIL TAX Bradford

Band B

TENURE Freehold

ADDITIONAL ITEMS Please note as our vendors are moving to a smaller property many extras are available by separate negotiation

DIRECT ACCESS TO

LIVING ROOM 17'5" (5.3) max overall x 11'1" (3.38)

KITCHEN 17'3" x 8'9" (5.26m x 2.67m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - open to sitting room extension

SITTING ROOM EXTENSION 18'3" x 15'3" (5.56m x 4.65m)

A splendid addition with bi-fold doors providing direct access to the impressive rear garden

LANDING Access to loft space

BEDROOM 1 11'3" x 11'2" (3.43m x 3.4m)

BEDROOM 2 9' x 8'5" (2.74m x 2.57m)

BEDROOM 3 8'4" (2.54) x 5'9" (1.75) both max excl stair head

SHOWER ROOM Modern suite comprising walk in shower cubicle, vanity wash basin and WC - tiled walls and floor

OUTSIDE Off road parking to front, drive to side leading to double garage , larger than average impressive mature rear garden with feature patio area

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+) A | | |
| (81-91) B | | 81 |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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