



58 Hall Road, Eccleshill, Bradford, BD2 2DZ

Inner town house currently providing THREE BEDROOM accommodation. This fine example enjoys LONG DISTANCE VIEWS and forms part of this popular part of Eccleshill, a short walk to Cavendish Primary School and handy for local amenities with many more close by in Greengates and Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

£150,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL Walk in store closet

LIVING ROOM / DINER 21'7" (6.58) max overall x 10'8" (3.25)

Glazed patio doors

KITCHEN 10'5" x 6'8" (3.18m x 2.03m)

Modern wall and base units, work tops, breakfast bar, built in oven, hob and extractor, plumbed for washing machine

REAR PORCH

LANDING Access to loft space, useful store closet

BEDROOM 1 11'1" x 10'9" (3.38m x 3.28m)

BEDROOM 2 10'8" x 10'3" (3.25m x 3.12m)

BEDROOM 3 7'1" x 6'9" (2.16m x 2.06m)

BATHROOM Three piece modern suite, over bath shower and screen - tiled floor, tiled walls

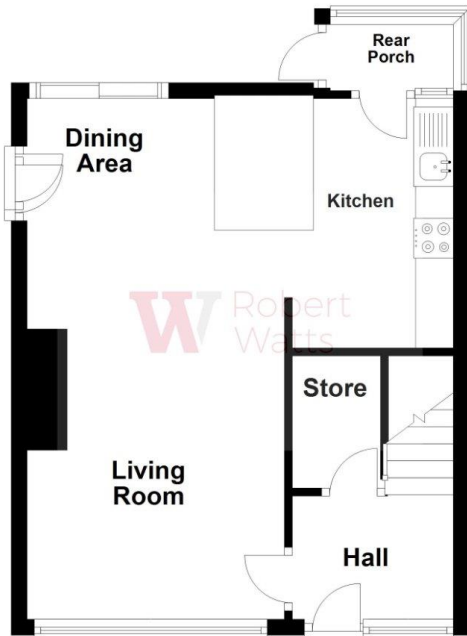
OUTSIDE Split level garden to rear, garden to front - plot for garage (subj to PP) on adjacent land

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.



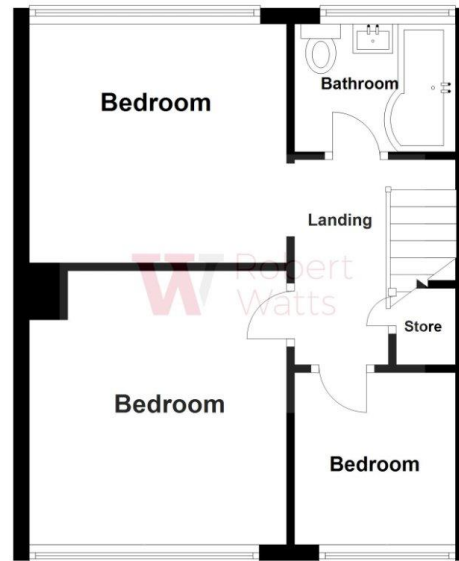
Ground Floor

Approx. 36.6 sq. metres (394.4 sq. feet)



First Floor

Approx. 35.2 sq. metres (378.8 sq. feet)



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	68	
(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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