



9 Robin Drive, Eccleshill, Bradford, BD2 2HA

NO CHAIN - Of likely appeal to a variety of buyers, including young families -SOUGHT AFTER STYLE OF SEMI-DETACHED forming part of this HIGHLY REGARDED CUL-DE-SAC (vehicular) The LARGER THAN average THREE BEDROOM (all with built in wardrobes) accommodation is further enhanced by: TWO GOOD SIZE RECEPTION ROOMS, MODERN KITCHEN, CONSERVATORY, DRIVE and GARAGE. Key location facts include: HANDY FOR ECCLESHILL REC, VILLAGE AMENITIES, MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius and AROUND 2 MILES (approx. 10mins) to APPERLEY BRIDGE TRAIN STATION. Contact Robert Watts to ARRANGE your VIEWING TODAY!

£230,000

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ENTRANCE HALL Open to living room

LIVING ROOM 16'1" x 9'9" (4.9m x 2.97m)

DINING ROOM 16'6" x 8'7" (5.03m x 2.62m)

CONSERVATORY 13'6" x 5'8" (4.11m x 1.73m)

SIDE PORCH

KITCHEN 10'4" x 6'8" (3.15m x 2.03m)

Selection of modern wall and base units, work tops, sink unit, built in double oven, separate hob and extractor

LANDING Access to loft space

BEDROOM 1 12'8" (3.86) x 10'5" (3.18) both max excl robes

Built in wardrobes

BEDROOM 2 10'8" (3.25) x 6'6" (1.98) plus robes

Built in wardrobes

BEDROOM 3 9'2" (2.8) plus robes x 9'1" (2.77)

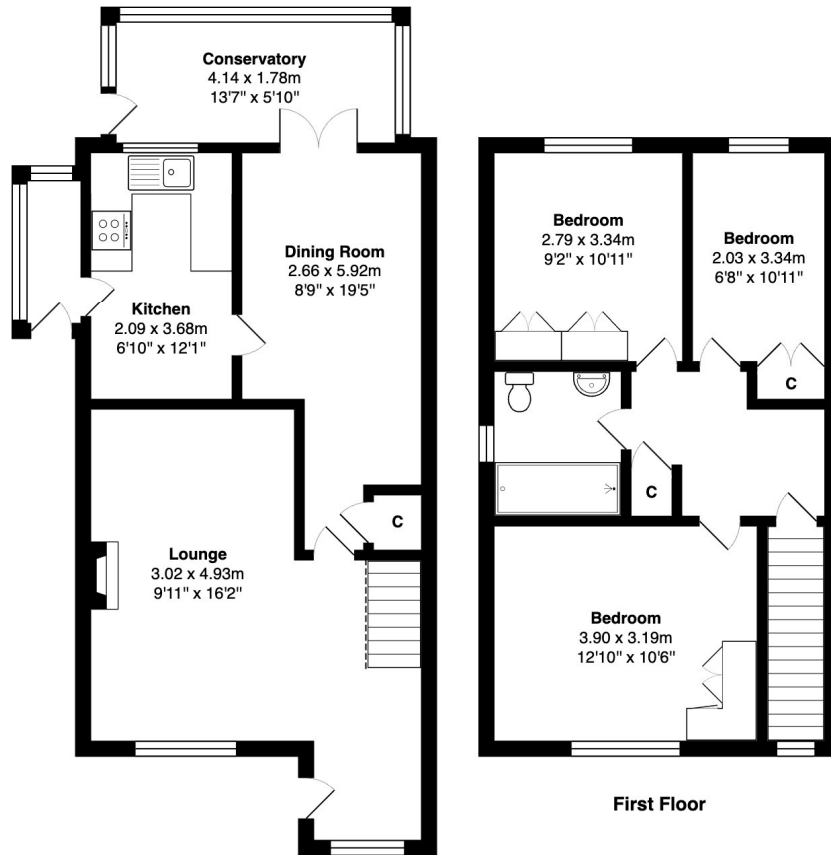
Built in wardrobes

SHOWER ROOM Shower cubicle, WC and wash basin

OUTSIDE Drive leading to good size garage, pleasant gardens front and rear

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.



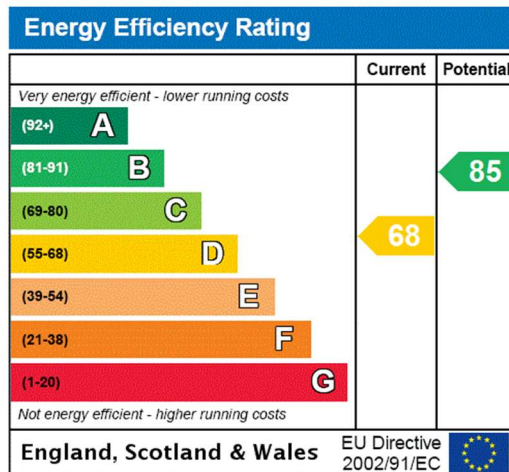


Ground Floor

First Floor

Total Area: 98.5 m² ... 1060 ft²

All measurements are approximate and for display purposes only



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