



## **39 Stone Hall Road, Eccleshill, Bradford, BD2 2EJ**

THREE STOREY INNER TERRACE – ONE OF ONLY THREE IN THE ROW – FOUR DOUBLE BEDROOMS – TWO BATH / SHOWER ROOMS - OVER 1,600 SQUARE FEET - OPPOSITE ECCLESHILL RECREATION GROUND. Rest assured this generously sized, well presented example should not be confused with much smaller examples locally. A detailed internal inspection is essential to fully appreciate the accommodation on offer. Walking distance to village amenities with access to many local schools and further amenities in and around Eccleshill, Bolton Junction and Five Lane Ends. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £200,000**

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## **COUNCIL TAX Bradford**

Band C

**TENURE** Freehold

## **ENTRANCE HALL**

### **LIVING ROOM 16'1" (4.9) x 13'1" (4) to chimney breast**

Feature fireplace, storage built into alcoves

### **KITCHEN DINER 18'2" (5.54) max overall x 14'5" (4.4)**

Selection of wall and base units, worktops, breakfast bar, sink unit, storage built into alcoves - access to useful store cellar

## **FIRST FLOOR LANDING**

### **BEDROOM 1 16'1" (4.9) plus robes x 13' (3.96)**

Built in wardrobes, useful store closet

### **BEDROOM 2 14'7" x 11'4" (4.45m x 3.45m)**

**BATHROOM** Three piece white suite comprising bath and vanity washbasin and WC - useful store cupboard

**SECOND FLOOR LANDING** Double store closet

### **BEDROOM 3 12'3" x 10'8" (3.73m x 3.25m)**

### **BEDROOM 4 18'2" x 12'8" (5.54m x 3.86m)**

**SHOWER ROOM** Shower cubicle, wash basin and WC

**OUTSIDE** Fore garden, 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: 155.5 m<sup>2</sup> ... 1674 ft<sup>2</sup> (excluding cellar)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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