



55 Norman Avenue, Eccleshill, Bradford, BD2 2LY

NO CHAIN – Mature semi-detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Forming part of this keenly sought after part of BD2, this fine example offers new owners an opportunity to make their own mark and add value. Offering access to many local amenities along with primary and secondary schools. The drive, garage and mature gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£180,000

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PROBATE SALE Please be aware this property is subject to a probate application, our client advises probate has been applied for by Solicitors and is expected to be granted within the next few weeks

COUNCIL TAX Bradford

Band C

TENURE Freehold

PORCH

HALLWAY

LIVING ROOM 14'5" x 12' (4.4m x 3.66m)

DINING ROOM 12'5" x 10'9" (3.78m x 3.28m)

Patio doors to rear garden

KITCHEN 9'2" x 6'7" (2.8m x 2m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - plumbed for washing machine

LANDING Access to loft space

BEDROOM 1 11'2" (3.4) x 10' (3.05) to chimney breast

Wardrobes to alcoves

BEDROOM 2 12'6" (3.8) x 9'4" (2.84) plus robes

Built in wardrobes

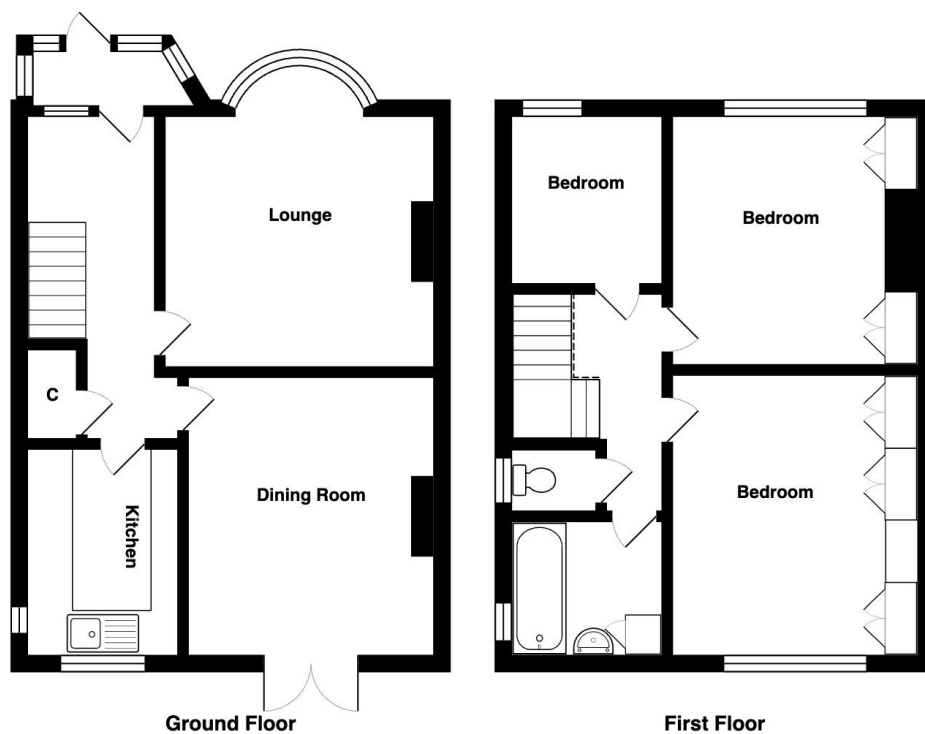
BEDROOM 3 7'6" x 6'7" (2.29m x 2m)

BATHROOM 2 piece suite - separate WC

OUTSIDE Drive to garage, mature 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.





Total Area: 84.2 m² ... 907 ft²

All measurements are approximate and for display purposes only

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

