



7 Victoria Avenue, Eccleshill, Bradford, BD2 2BP

NO CHAIN - Popular style of SEMI-DETACHED occupying an enviable plot - currently providing TWO BEDROOM accommodation. This fine example has been renovated in recent years so you don't have to! Forming part of this most favoured part of Eccleshill, handy for local amenities and offering access to multiple schools. Contact Robert Watts to arrange YOUR VIEWING today.

£170,000

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LOUNGE 13'7" (4.14) (max) x 12'9" (3.89)(max)

KITCHEN 13'2" x 10' (4.01m x 3.05m)

Selection of wall and base unit, stainless steel sink unit. Built-in oven, hob and extractor.

WALK IN UNDERSTAIR STORE WC off

LEAN TO UTILITY/PORCH Plumbed for washing machine

BEDROOM ONE 13'7" x 11'7" (4.14m x 3.53m)

Useful store closet

BEDROOM TWO 12'2" x 10'2" (3.7m x 3.1m)

BATHROOM Three piece white suite

OUTSIDE Drive to garage. Pleasant garden to front and rear.

COUNCIL TAX Bradford

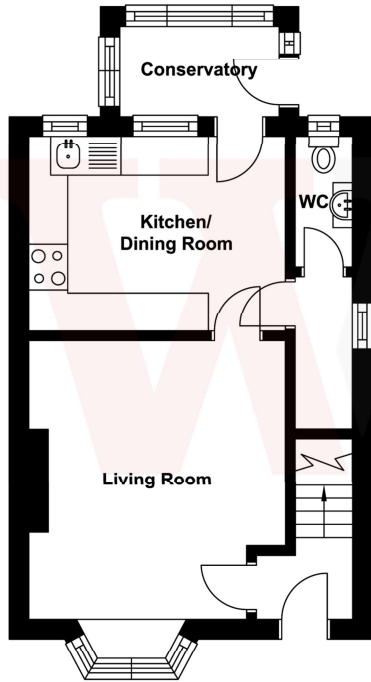
Band B

TENURE Freehold

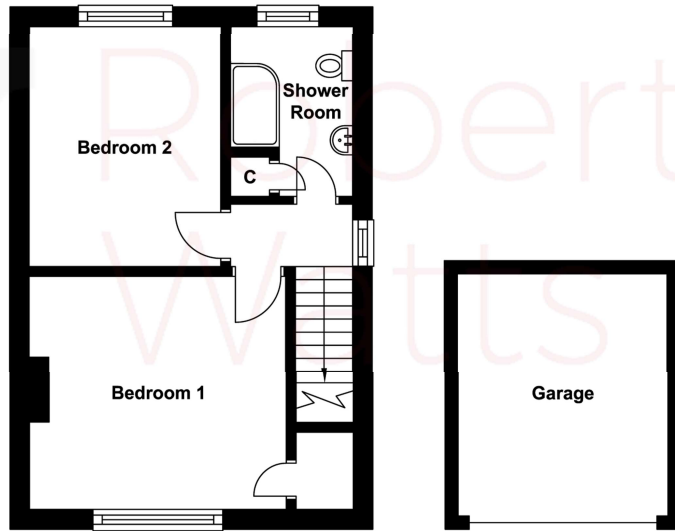
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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