



36 Alexandra Road, Eccleshill, Bradford, BD2 2HS

NO CHAIN – Inner town house – modernised in recent years. Currently providing THREE BEDROOM accommodation which will appeal to a variety of buyers including BTL (currently let at £995 PCM) This fine example is in close proximity to the ever popular Eccleshill Delph and offers access to multiple local amenities and schools. Contact Robert Watts to arrange YOUR VIEWING today.

£145,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 15'2" x 12'1" (4.62m x 3.68m)

KITCHEN DINER 15'2" x 10'5" (4.62m x 3.18m)

Modern wall and base units, work tops, sink unit - built in oven and hob, plumbed for washing machine - useful understairs store

LANDING Access via pull down ladder to boarded loft with power, light and Velux window

BEDROOM 1 14'4" x 9' (4.37m x 2.74m)

BEDROOM 2 11'6" x 9' (3.5m x 2.74m)

BEDROOM 3 9' x 5'9" (2.74m x 1.75m)

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

OUTSIDE Good size mature garden to front, garden to rear

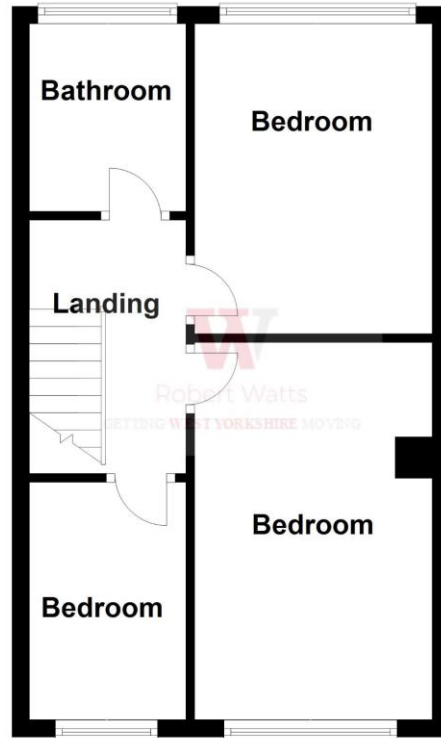
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 614804
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