



86 Acre Avenue, Eccleshill, Bradford, BD2 2LE

Popular style of semi-detached occupying an enviable plot. Currently providing two/ three bedroom accommodation which is further enhanced by: GARAGE and PLEASANT GARDENS. Forming part of this ever popular part of Eccleshill, handy for Morrisons retail park, schools and access to Wrose, Idle, Thackley and Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £175,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

PORCH Leads to hallway

HALLWAY Cupboard housing boiler

LIVING ROOM 17'8" x 12'3" (5.38m x 3.73m)

KITCHEN 8'7" x 7'7" (2.62m x 2.3m)

Selection of wall and base units, work tops, sink unit , plumbed for washing machine, useful understairs store

LANDING

BEDROOM 1 10'4" x 8'9" (3.15m x 2.67m)

BEDROOM 2 10'7" (3.23) plus robes x 8'8" (2.64)

Built in wardrobes

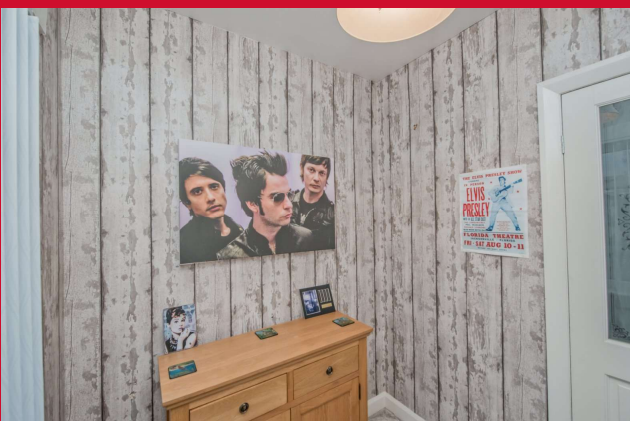
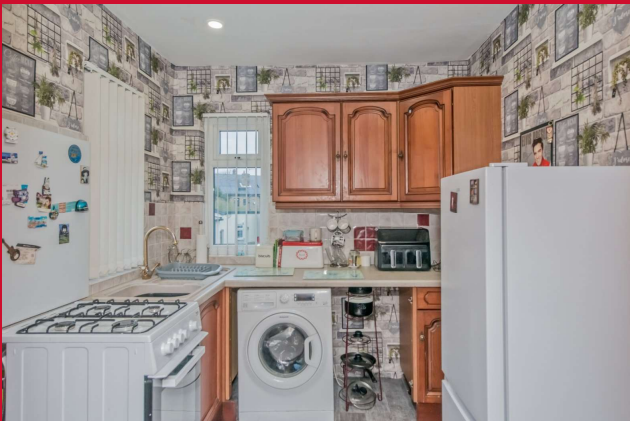
BOXROOM / BEDROOM 3 6' x 5'9" (1.83m x 1.75m)

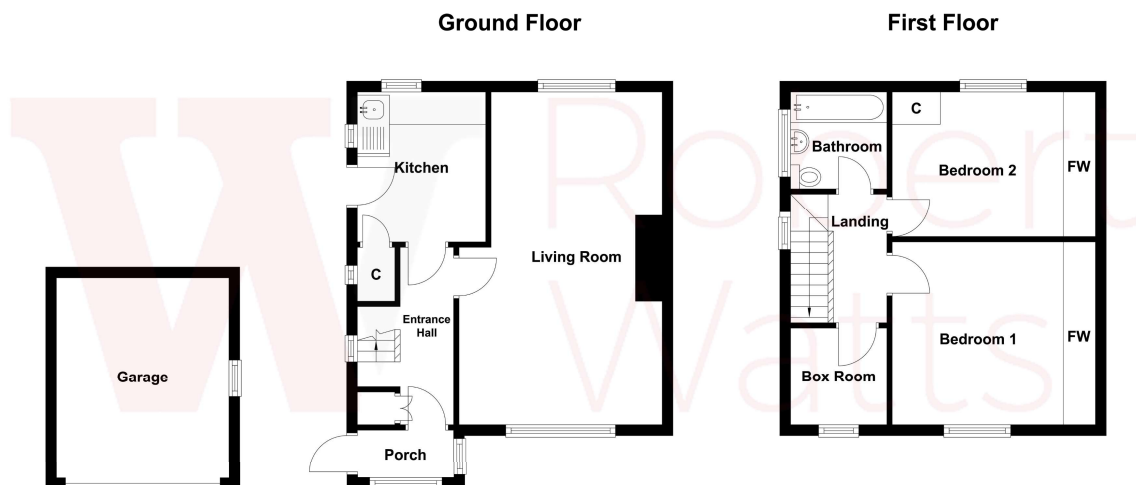
NB will not fit a standard size single bed


BATHROOM Three piece suite, over bath shower - fully tiled walls




OUTSIDE Drive to 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

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