



37 Pullan Drive, Bradford, BD2 3RW

SEMI-DETACHED currently providing THREE BEDROM accommodation and TWO RECEPTION ROOMS, Drive to GARAGE and pleasant gardens. Forming part of this ever popular part of Eccleshill with MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, HANDY FOR LOCAL AMENITIES and around 2 miles to TRAIN STATION at Apperley Bridge. Contact Robert Watts to arrange your viewing today.

£195,000



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ENTRANCE HALL uPVC door

LOUNGE 21'3" (6.48) Max x 11'4" (3.45) narrowing to 8'7" (2.62)

SMALL CONSERVATORY 7'8" x 7'5" (2.34m x 2.26m)

KITCHEN 8'5" x 8'6" (2.57m x 2.6m)

Selection of wall and base units, stainless steel sink unit, understairs store (housing boiler) and plumbed for automatic washer

BEDROOM ONE 10'4" (3.15) x 9'4" (2.84) plus robes

Fitted wardrobes

BEDROOM TWO 10'5" (3.18) x 9'1" (2.77) plus robes

Fitted wardrobes

BEDROOM THREE 6'9" x 6'4" (2.06m x 1.93m)

Access to loft

BATHROOM Three piece coloured suite with part tiled walls

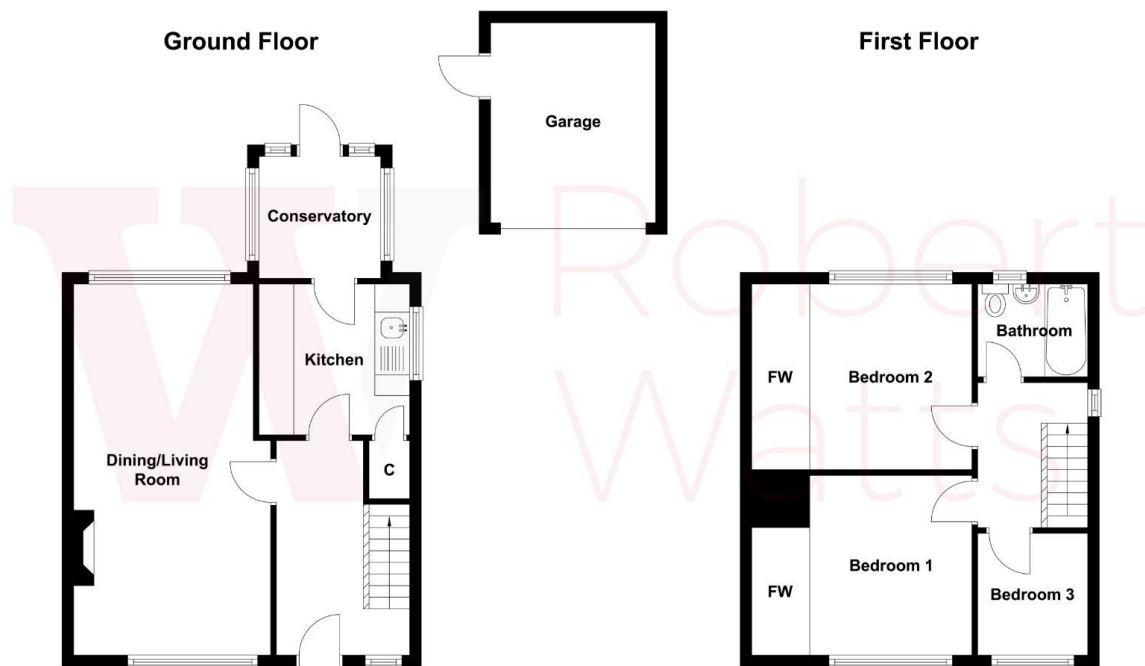
OUTSIDE Drive to garage and good size garden to rear and lawn to front

TENURE Freehold

COUNCIL TAX BAND C

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		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	