



20 Hazelcroft, Eccleshill, Bradford, BD2 3TE

**** OFFERED WITH NO CHAIN ** VAST AMOUNT OF SCOPE FOR EXTENSION (subject to permissions).**

Ideal property for first Time Buyers/Young Families and forming part of this ever popular locality, just off Harrogate Road. Handy for many amenities in and around Greengates, Eccleshill and Five lane Ends and around 2 miles (approx 10 mins) to Apperley Bridge Train Station. This SEMI DETACHED is beautifully presented inside and out. Having been recently redecorated and new flooring throughout, gardens landscape and benefitting from GCH and DG. Currently providing THREE BEDROOMS, through lounge dining area with patio doors leading to the gardens, family bathroom and kitchen. Contact Robert Watts to arrange YOUR viewing today.

£172,500

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

20 Hazelcroft, Eccleshill, Bradford, BD2 3TE

ENTRANCE HALLWAY Stairs Leading to the first floor and understair storage

THROUGH LOUNGE/DINING AREA 23' max x 10'9" (7m max x 3.28m)

Good size reception area, part carpet, part vinyl flooring with patio doors leading to the gardens.

KITCHEN 7'9" x 6'9" (2.36m x 2.06m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer, plumbing for washer and space for fridge freezer. Oven, hob and extractor.

BATHROOM Family bathroom with shower over bath and screen, vanity style sink and w/c

FIRST FLOOR

BEDROOM ONE 10'7" x 13'5" (3.23m x 4.1m)

BEDROOM TWO 9'8" x 12' (2.95m x 3.66m)

BEDROOM THREE Good size third bedroom

OUTSIDE Sat on an enviable plot with vast potential for extension (subject to permissions) with gardens to the front, driveway leading to detached garage. To the rear the gardens have been landscaped and relatively low maintenance with rockery areas. Ideal space for family entertaining.

TENURE Freehold

COUNCIL TAX BAND B

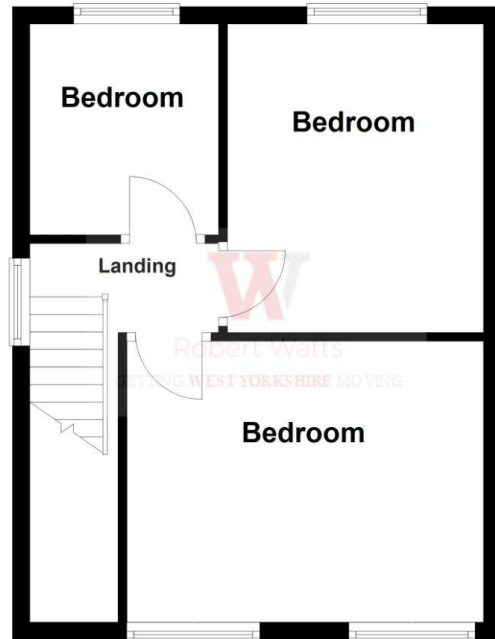
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		89
(69-80) C	72	
(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	

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark