



5 Norman Crescent, Eccleshill, Bradford, BD2 2LX

Popular style of semi-detached forming part of this sought after part of BD2 within walking distance of Morrisons and handy for multiple schools. Currently providing THREE BEDROOM, well presented family sized accommodation, this fine example is further enhanced by a CONVERTED GARAGE currently used as ground floor bedroom (no regs) , SPLENDID KITCHEN DINER over 17ft in length and a very pleasant rear garden. The NEW BOILER, UTILITY ROOM and OFF ROAD PARKING further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

Offers in excess of £235,000

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ENTRANCE PORCH

HALL

LIVING ROOM 14'6" x 11'3" (4.42m x 3.43m)

FORMER GARAGE 15'7" x 8'7" (4.75m x 2.62m)

Currently utilised as a ground floor bedroom - NB no building regs

KITCHEN DINER 17'9" x 12'3" (5.4m x 3.73m)

Good size kitchen, ample wall and base units, breakfast bar , range style cooker, sink unit

UTILITY ROOM 7'8" x 5'8" (2.34m x 1.73m)

Housing boiler - plumbed for washing machine

LANDING Access to part boarded loft space

BEDROOM 1 11'8" x 11'1" (3.56m x 3.38m)

BEDROOM 2 12'3" (3.73) x 9'5" (2.87) plus robes

Built in wardrobes

BEDROOM 3 7'9" x 6'4" (2.36m x 1.93m)

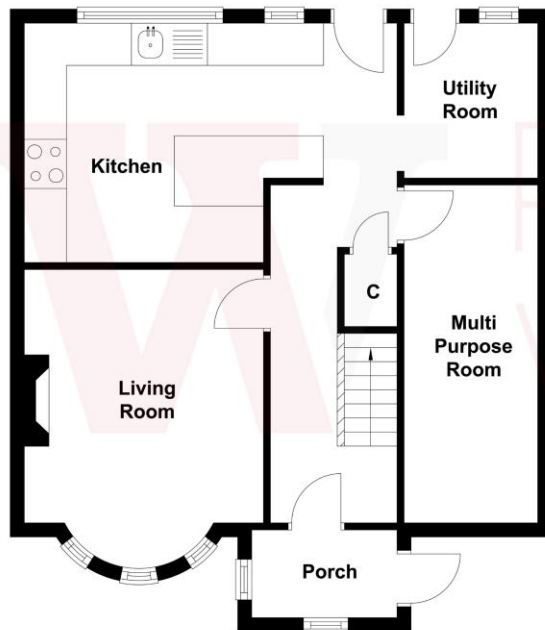
BATHROOM Four piece suite comprising bath, shower cubicle, wash basin and WC

OUTSIDE Off road parking and garden to front, pleasant rear garden with patio

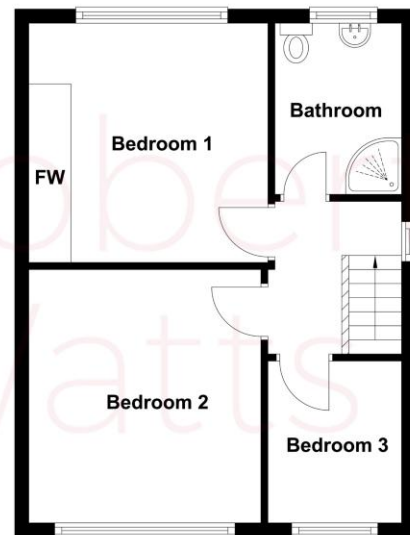
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		