



6 Acre Drive, Eccleshill, Bradford, BD2 2LU

NO CHAIN – Popular style of semi-detached – Would suit FTB or young families...Currently providing three bedroom accommodation which is further enhanced by: DRIVE, GARAGE, 18FT KITCHEN DINER 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.

£180,000

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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PROBATE This property is subject to a probate application being granted, probate has been applied for - please be aware exchange of contracts cannot take place until probate has been granted.

COUNCIL TAX Bradford

Band C

TENURE Freehold

DIRECT ACCESS TO

KITCHEN DINER 18'8" max x 7'2" (5.7m max x 2.18m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine, useful store closet - patio doors to rear garden

LIVING ROOM 18'8" x 7'2" (5.7m x 2.18m)

LANDING Over stairs cupboard, access to loft space

LOFT SPACE Access via pull down ladder, majority boarded with light

BEDROOM 1 10'6" x 9' (3.2m x 2.74m)

BEDROOM 2 10'5" (3.18) plus robes x 8'7" (2.62)

Built in wardrobes

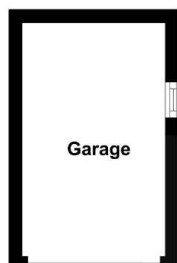
BEDROOM 3 7'9" x 6'2" (2.36m x 1.88m)

SHOWER ROOM Shower cubicle, wash basin and WC

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.





Ground Floor

First Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65 D	82 B
39-54	E		
21-38	F		
1-20	G		