



44 Robin Close, Eccleshill, Bradford, BD2 2EZ

NO CHAIN – LARGE PLOT – POTENTIAL TO EXTEND (subject to planning permission) Of likely appeal to a variety of buyers, including young families -SOUGHT AFTER STYLE OF SEMI-DETACHED forming part of this HIGHLY REGARDED CUL-DE-SAC (vehicular) The LARGER THAN average THREE BEDROOM accommodation is further enhanced by: TWO GOOD SIZE RECEPTION ROOMS, DRIVE and LARGE GARAGE. Key location facts include: MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius and AROUND 2 MILES (approx. 10mins) to APPERLEY BRIDGE TRAIN STATION. Contact Robert Watts to ARRANGE your VIEWING TODAY!

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Useful under stairs store

LIVING ROOM 14'3" x 12'7" (4.34m x 3.84m)

DINING ROOM 10'4" x 10'2" (3.15m x 3.1m)

Open to kitchen area

KITCHEN 10'5" x 8'2" (3.18m x 2.5m)

Selection of wall and base units, work tops, sink unit - useful under stairs store - open to dining area

LANDING Access to loft space

LOFT SPACE Access via pull down ladder - boarded with light

BEDROOM 1 14' max x 10'3" (4.27m max x 3.12m)

BEDROOM 2 10'4" x 10'3" (3.15m x 3.12m)

BEDROOM 3 8'2" (2.5) x 7'9" (2.36) both max excluding stair head

BATHROOM Two piece suite, separate WC

OUTSIDE Drive to larger than average garage, good size mature rear garden

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.





Total Area: 99.2 m² ... 1067 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		