



27 Robin Close, Eccleshill, Bradford, BD2 2EZ

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, WELL PRESENTED accommodation is further enhanced by: TWO GOOD SIZE RECEPTION ROOMS, CONSERVATORY, DRIVE and 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!

Offers Over £245,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 14'7" x 12'7" (4.45m x 3.84m)

DINING ROOM 10'5" x 10' (3.18m x 3.05m)

Access to conservatory

CONSERVATORY 11'4" x 8' (3.45m x 2.44m)

KITCHEN 11'7" x 8'1" (3.53m x 2.46m)

Selection of wall and base units, work tops, sink unit - built in double oven, separate 5 ring hob - plumbed for washing machine

LANDING Access to part boarded loft space

BEDROOM 1 14'8" x max x 11'1" (4.47m x max x 3.38m)

BEDROOM 2 11'4" x 10'1" (3.45m x 3.07m)

BEDROOM 3 10'3" x 8'2" (3.12m x 2.5m)

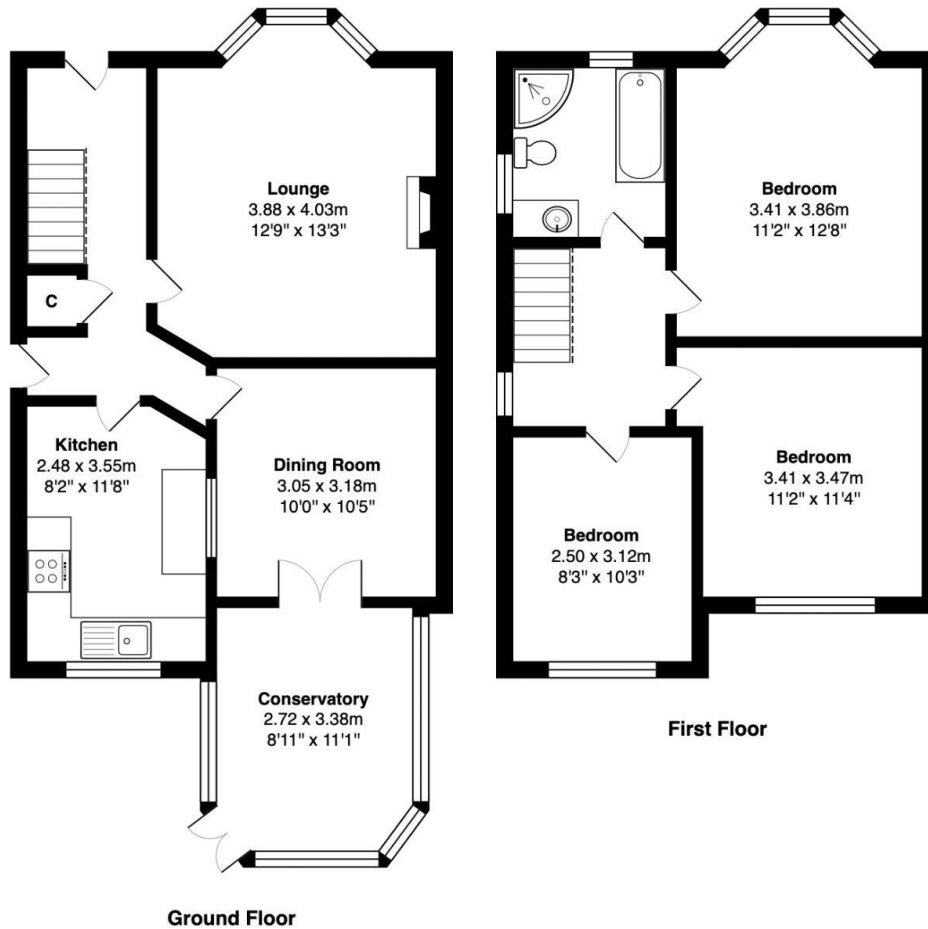
Good size third bedroom

BATHROOM Four piece suite comprising: bath, shower cubicle, vanity wash basin & WC

OUTSIDE Drive to garage (with power) 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.





Total Area: 99.4 m² ... 1070 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		