



37A Pullan Drive, Eccleshill, Bradford, BD2 3RW

Here we have a truly unique detached residence, highlights include: substantially extended, it has tripled in size! thoughtfully and tastefully remodelled so YOU don't have to! - WOW factor living kitchen diner with bi-fold doors – four bedrooms – four bath/shower rooms – study/office – playroom/cinema room – spacious main reception room. A detailed inspection is essential to fully appreciate, contact Robert Watts to arrange YOUR VIEWING today.

£500,000

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COUNCIL TAX Bradford

BAND D - with improvement indicator

TENURE Freehold

ENTRANCE HALL Tiled floor, walk in under stairs store plumbed for automatic washer

GROUND FLOOR SHOWER ROOM

REAR HALL Tiled floor

KITCHEN 22'2" x 18'4" (6.76m x 5.6m)

Ample modern wall and base units, worktops and built in double oven, separate hob and including extractor fan. Breakfast bar and tiled floor.

LOUNGE 21'1" x 16'6" (6.43m x 5.03m)

Open to playroom

PLAYROOM/CINEMA ROOM 18'4" x 7'7" (5.6m x 2.3m)

Open to lounge

STUDY 8'9" x 6'1" (2.67m x 1.85m)

FIRST FLOOR LANDING Good size landing and build in storage

BEDROOM ONE 19'1" x 11'6" max (5.82m x 3.5m max)

EN-SUITE SHOWER ROOM Comprising of shower cubicle, W.C and vanity basin

BEDROOM TWO 15'5" x 11'5" (4.7m x 3.48m)

EN-SUITE SHOWER ROOM Shower cubicle, vanity basin and W.C

BEDROOM THREE 9' x 7'8" (2.74m x 2.34m)

BEDROOM FOUR 9'2" x 8'4" (2.8m x 2.54m)

BATHROOM Three piece modern suite with fully tiled walls

OUTSIDE Pleasant enclosed garden with patio and lawn

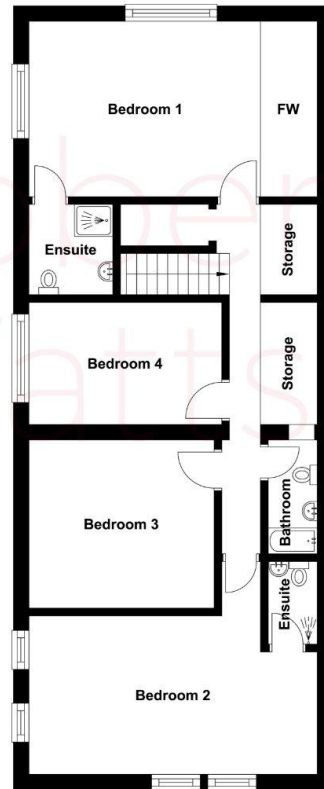
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		