



101 Pullan Avenue, Eccleshill, Bradford, BD2 3RL

EXTENDED SEMI DETACHED – FOUR BEDROOMS – TWO RECEPTION ROOMS - UTILITY ROOM. Here we have a family sized property, already benefiting from a TWO TIER REAR EXTENSION so YOU don't have to! Forming part of this increasingly popular part of BD2, handy for local amenities, schools and offering access to Apperley Bridge train station. Contact Robert Watts to arrange YOUR VIEWING today.

£250,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL Guest WC off

LIVING ROOM 12'6" x 11'9" (3.8m x 3.58m)

DINING ROOM 19'1" x 12'6" (5.82m x 3.8m)

Patio doors to rear garden

KITCHEN 11'8" x 8'4" (3.56m x 2.54m)

Selection of wall and base units, work tops, sink unit, plumbed for dishwasher

UTILITY ROOM Plumbed for washing machine

LANDING Access to loft space

BEDROOM 1 11'9" x 10'1" (3.58m x 3.07m)

Built in wardrobes

BEDROOM 2 11'4" x 9'5" (3.45m x 2.87m)

BEDROOM 3 11'9" (3.58) plus recess x 8'5" (2.57)

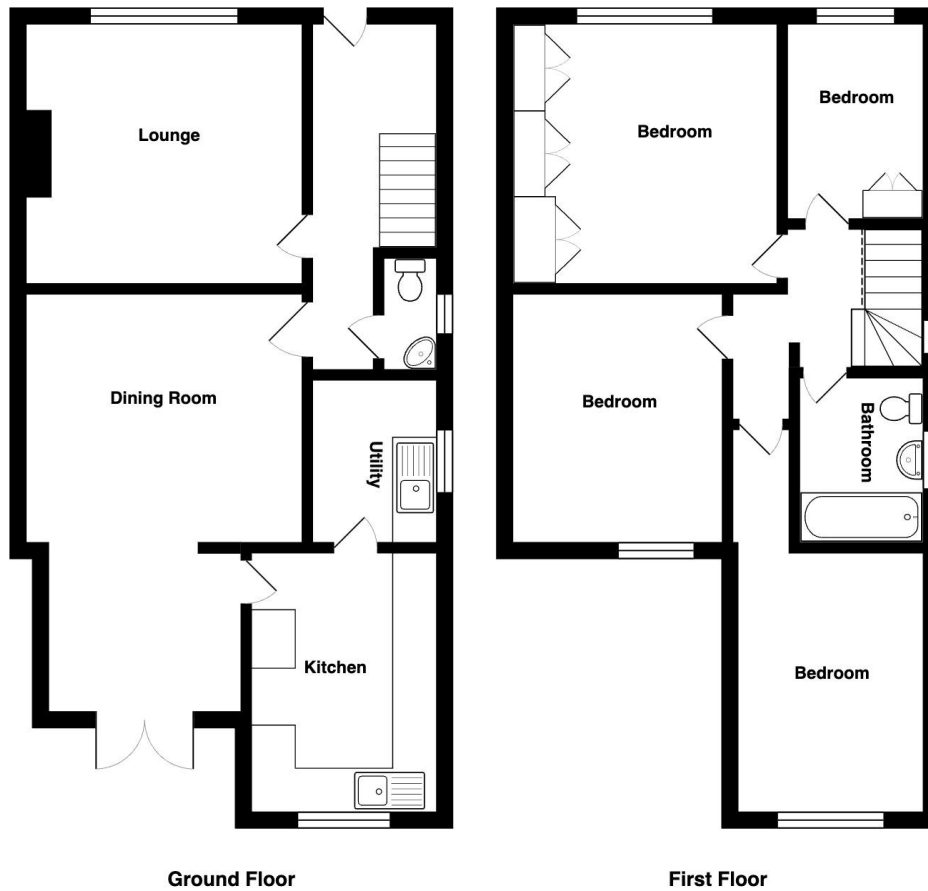
BEDROOM 4 8'8" max x 6'5" (2.64m max x 1.96m)

BATHROOM Three piece white suite, over bath shower - tiled walls

OUTSIDE Drive to garage with power and light, pleasant rear garden, good size shed with power and light

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: 109.2 m² ... 1176 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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