



80 Norman Avenue, Eccleshill, Bradford, BD2 2NG

Popular style of BAY WINDOW semi-detached forming part of this most favoured part of Eccleshill BD2. Currently providing THREE BEDROOM family sized accommodation. This fine example is further enhanced by: GOOD SIZE KITCHEN, CONSERVATORY, UTILITY ROOM, DRIVE, LONGER THAN AVERAGE GARAGE, PLEASANT GARDENS and is also handy for schools and local amenities including Morrisons. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £230,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

80 Norman Avenue, Eccleshill, Bradford, BD2 2NG

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE PORCH

HALLWAY Useful store closet, guest WC off

LIVING ROOM 13'1" x 10'6" plus bay (4m x 3.2m plus bay)

CONSERVATORY 12'6" x 9'7" (3.8m x 2.92m)

KITCHEN 18'7" (5.66) max overall x 12'4" (3.76) max

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

UTILITY ROOM Plumbed for washing machine

LANDING

BEDROOM 1 12'6" (3.8) x 9'9" (2.97) plus robes

Built in wardrobes

BEDROOM 2 10'9" (3.28) max x 9'7" (2.92) max

Useful store closet

BEDROOM 3 6'9" (2.06) plus robes x 7'9" (2.36)

Access to loft space

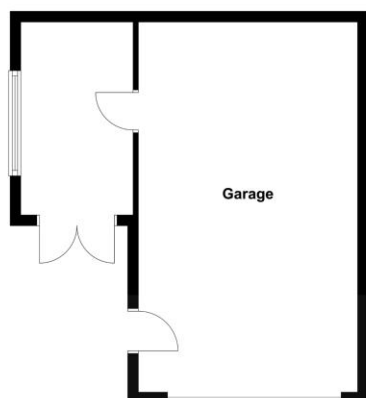
LOFT SPACE Part boarded, access via pull down ladder

BATHROOM Four piece suite, decorative clad walls

OUTSIDE Very pleasant rear garden, drive to longer than average garage with power and light/work shop & shed

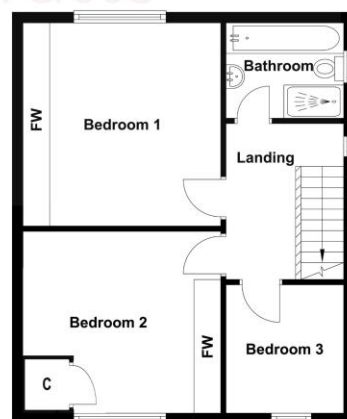
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		