



14 Scholars Walk, Eccleshill, Bradford, BD2 3AF

Occupying an enviable plot which forms part of this small cul-de-sac. This MODERN "FAMILY SIZED" SEMI-DETACHED is within walking distance of Wellington Primary School. Currently providing THREE BEDROOM (master en-suite), TWO RECEPTION room accommodation. This fine example is further enhanced by ample parking, a pleasant rear garden and conservatory. Contact Robert Watts to arrange YOUR viewing today.

£220,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold**ENTRANCE HALL** Guest WC off**LIVING ROOM 15'8" (4.78) max into bay x 12'2" (3.7)**

Open arch to dining room, useful understairs store

DINING ROOM 9'2" x 6'9" (2.8m x 2.06m)

Sliding patio doors to conservatory

SMALL CONSERVATORY 7'7" x 7'3" (2.3m x 2.2m)**KITCHEN 9'3" x 8' (2.82m x 2.44m)**

Modern wall and base units, work tops, sink unit, plumbed for washing machine, built in oven, hob and extractor

LANDING Access to majority boarded loft space with power and light via pull down ladder**BEDROOM 1 10'4" x 8'4" (3.15m x 2.54m)**

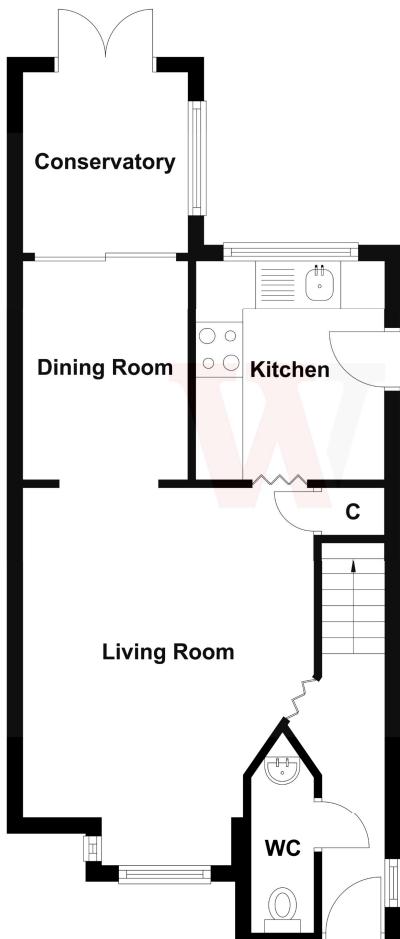
Built in mirror door wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC**BEDROOM 2 9'2" max x 8'7" (2.8m max x 2.62m)****BEDROOM 3 6'5" (1.96) plus door recess x 6.5****BATHROOM** Three piece white suite, over bath shower and screen**OUTSIDE** Ample drive for multiple cars, pleasant rear garden, open low maintenance garden to front

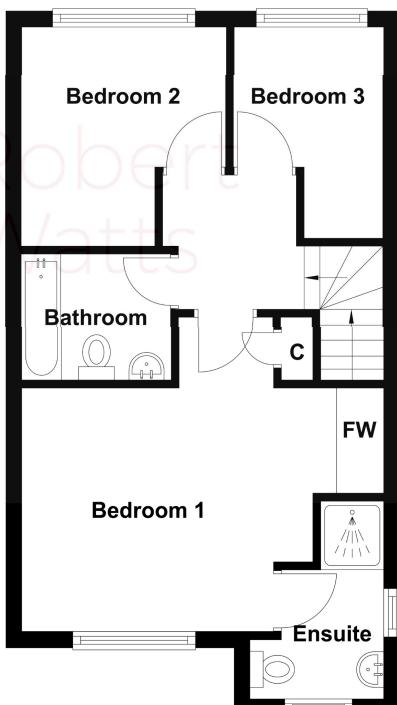
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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