



30 Victoria Avenue, Eccleshill, Bradford, BD2 2BP

Popular style of SEMI-DETACHED forming part of this sought after area. Currently providing TWO BEDROOM accommodation which will appeal to a variety of buyers. This fine example is within walking distance of multiple local amenities including LIDL, CO-OP, STARBUCKS and handy for several schools, the train station at Apperley Bridge is around 2 miles (approx. 10mins) away. The drive, good size shed and pleasant gardens further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

£175,000

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COUNCIL TAX Bradford

Band B

ENTRANCE HALL

LIVING ROOM 13'6" x 12'9" (4.11m x 3.89m)

DINING ROOM 10' x 7'9" (3.05m x 2.36m)

KITCHEN 9'9" x 8' (2.97m x 2.44m)

Selection of wall and base units, work tops , sink unit, built in oven, hob and extractor - plumbed for washing machine - useful understairs store

LANDING Access to loft space

BEDROOM 1 13'1" x 11'8" (4m x 3.56m)

Useful walk in store closet

BEDROOM 2 12' x 10' (3.66m x 3.05m)

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

OUTSIDE Pleasant rear garden incorporating patio area, lawn and good size wooden shed - driveway to side , lawn 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.





Total Area: 73.7 m² ... 794 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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