



35 Norman Lane, Eccleshill, Bradford, BD2 2LB

NO CHAIN – Generously sized inner terrace – recently renovated so YOU don't have to! This fine example boasts THREE/FOUR bedroom, TWO RECEPTION ROOM accommodation which is further enhanced by two MULTI-PURPOSE CELLAR ROOMS which are decorated and carpeted with power, light and radiator! Forming part of this ever popular part of BD2, within walking distance to Morrisons Retail Park and handy for both primary and secondary schools. Contact Robert Watts to arrange YOUR VIEWING today.

£199,950

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ENTRANCE VESTIBULE leading to hallway

HALLWAY

LOUNGE 15' max x 11'9" (4.57m max x 3.58m)

DINING ROOM 14'1" x 12'3" (4.3m x 3.73m)

Open to kitchen

KITCHEN 11' x 7'7" (3.35m x 2.3m)

Modern wall and base units, worktops with sink unit, built in oven, hob and extractor. Space for washing machine.

CELLAR ROOM ONE 15'3" x 11'5" (4.65m x 3.48m)

Boarded, decorated and carpeted with central heating, power, light and window

CELLAR ROOM TWO 14'2" x 12'1" (4.32m x 3.68m)

Boarded, decorated and carpeted with power, light, central heating and window

CELLAR HALL Useful store area

BEDROOM ONE 15'4" x 13' (4.67m x 3.96m)

Potential to split as there are two windows

BEDROOM TWO 14'4" x 10'1" (4.37m x 3.07m)

Cast iron effect fire place

BATHROOM 10'1" x 7'8" (3.07m x 2.34m)

Good size bathroom with three piece modern white suite

OCCASIONAL ATTIC BEDROOM THREE 15'6" x 10'4" (4.72m x 3.15m)

With Velux window and providing access to bedroom four

ATTIC BEDROOM FOUR 14'2" x 9'9" (4.32m x 2.97m)

Velux window

OUTSIDE Yard style gardens front and rear

COUNCIL TAX Bradford

Band B

TENURE Freehold

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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