




42 Hall Road, Eccleshill, Bradford, BD2 2DZ

Modern semi-detached currently providing THREE BEDROOM, TWO BATH / SHOWER ROOM accommodation, arranged over three floors.. with the top floor dedicated to the master suite! A short walk to Cavendish Primary School and handy for local amenities with many more close by in Greengates and Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

£220,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

GROUND FLOOR

ENTRANCE HALL

KITCHEN 11'3" x 10'8" (3.43m x 3.25m)

Selection of wall and base units, work tops, sink unit, built in oven, hob and extractor - integrated appliances include: fridge freezer, washing machine, dishwasher, tumble dryer.

LIVING ROOM 14'5" x 9'6" (4.4m x 2.9m)

Guest WC off... patio doors to rear garden

FIRST FLOOR

BEDROOM 2 11'2" x 8'4" (3.4m x 2.54m)

BEDROOM 3 9'2" x 8'4" (2.8m x 2.54m)

BATHROOM Three piece white suite, over bath shower and screen

SECOND FLOOR

BEDROOM 1 18'1" (5.5) x 14'4" (4.37) both max

EN-SUITE SHOWER ROOM Shower cubicle, WC and wash basin

OUTSIDE Off road parking to front, pleasant enclosed garden to rear

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		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		