



29 Sovereign Court, Eccleshill, Bradford, BD2 2DB

Inner town house currently providing THREE / FOUR bedroom accommodation arranged over THREE FLOORS. This fine example boasts an impressive ground floor kitchen/diner/living area some 30ft in length!! The additional first floor living room, two bath/shower rooms and a guest WC ensures this property will appeal to a variety of buyers including FTB and FAMILIES. Forming part of this popular part of Eccleshill offering access to local schools and amenities alike. Contact Robert Watts to arrange YOUR VIEWING today.

£230,000

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COUNCIL TAX Bradford

Band C

TENURE Freehold

GROUND FLOOR

ENTRANCE HALL Guest WC off

LIVING KITCHEN DINER 30'1" (9.17) max overall x 14'9" (4.5) max reducing to 7'9" (2.36)

A truly spacious room (partially formed from garage conversion) modern wall and base units, work tops, sink unit, built in double oven - walk in pantry

FIRST FLOOR

LIVING ROOM 14'7" x 13'1" (4.45m x 4m)

Patio doors to Juliette balcony

OFFICE / SMALL BEDROOM 6'3" x 6' (1.9m x 1.83m)

Currently used as home office, NB will not fit a standard size single bed

BEDROOM 3 16'5" x 7'8" (5m x 2.34m)

SECOND FLOOR Access to loft via pull down ladder which is boarded for storage

BEDROOM 1 14'7" x 13'2" (4.45m x 4.01m)

EN-SUITE SHOWER ROOM Shower cubicle, WC and washbasin

BEDROOM 2 14'8" x 9'8" (4.47m x 2.95m)

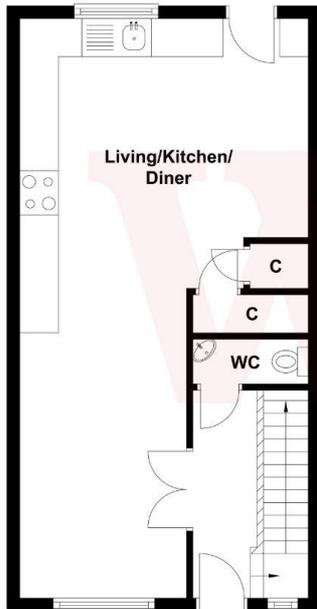
BATHROOM Three piece white suite, part tiled walls

OUTSIDE Off road parking to front, pleasant enclosed South facing rear garden, shed included

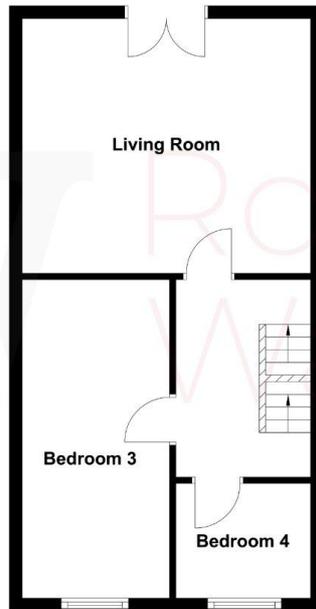
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



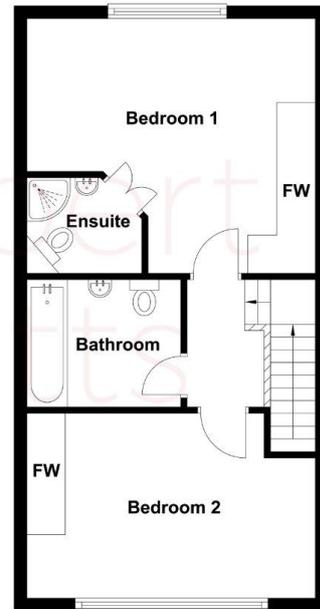
Ground Floor



First Floor



Second Floor



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		