



32 Whitebeam Walk, Eccleshill, Bradford, BD2 2EQ

Ground floor flat within walking distance of Eccleshill village amenities and across the road from Eccleshill Rec! Well presented ONE BEDROOM accommodation will appeal to many, especially those looking to downsize. This fine example is further enhanced by: Modern kitchen (installed around 2 years ago), small enclosed garden and residents (permit required) parking. Contact Robert Watts to arrange YOUR VIEWING today.

£90,000

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COUNCIL TAX Bradford

Band A

TENURE Leasehold

LEASEHOLD INFORMATION Our research shows a 125 year lease was granted on 11/8/1990, we are awaiting confirmation of any ground rent and service charge costs. This information should be verified by your legal representative.

ENTRANCE HALL Two useful store closets

KITCHEN 8' x 7'9" (2.44m x 2.36m)

Installed around 2 years ago... modern wall and base units, work tops, sink unit, built in oven, hob and extractor, plumbed for washing machine

SHOWER ROOM Shower cubicle, vanity washbasin / WC - tiled floor

LIVING ROOM 14'7" x 11'1" (4.45m x 3.38m)

Glazed patio door

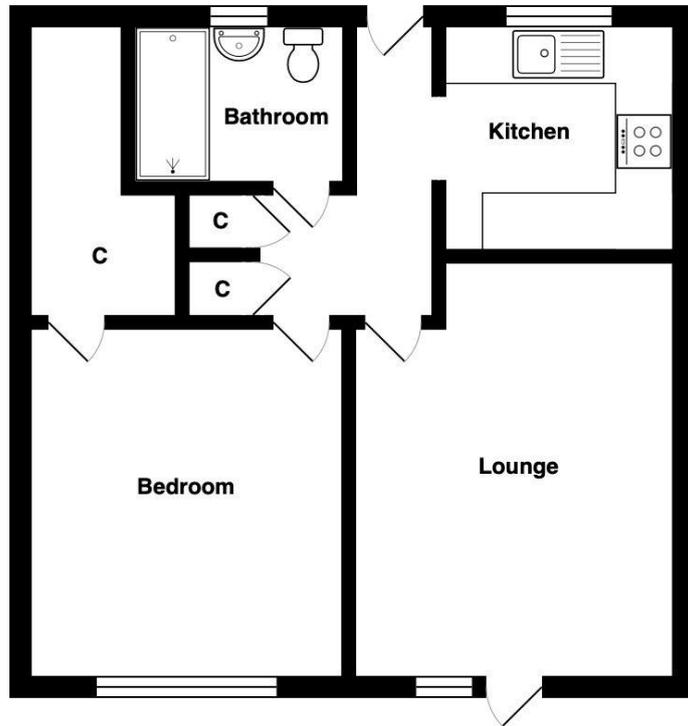
BEDROOM 1 12'2" x 11' (3.7m x 3.35m)

Useful store closet

OUTSIDE Small enclosed garden area, residents only (permit required) parking except in signed bays

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

Total Area: 48.4 m² ... 521 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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