



59 Summerbridge Crescent, Eccleshill, Bradford, BD10 8BA

Well presented SEMI-DETACHED much cared for by the current owners during the past two decades. This fine example provides THREE BEDROOM, TWO RECEPTION ROOM family size accommodation. The Drive, garage and very pleasant gardens further add to the appeal here. Well situated for many amenities, MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, shops and commute. Contact Robert Watts to arrange YOUR VIEWING today.

£190,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 12'1" x 16' (3.68m x 4.88m)

Sliding doors to dining area

DINING AREA 9'9" x 7'5" (2.97m x 2.26m)

Patio doors to rear garden - open to kitchen area

KITCHEN 9'9" x 7'3" (2.97m x 2.2m)

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

LANDING Access to loft space - useful store closet

BEDROOM 1 12'6" (3.8) plus robes x 9' (2.74)

Fitted wardrobes

BEDROOM 2 11'6" x 9' (3.5m x 2.74m)

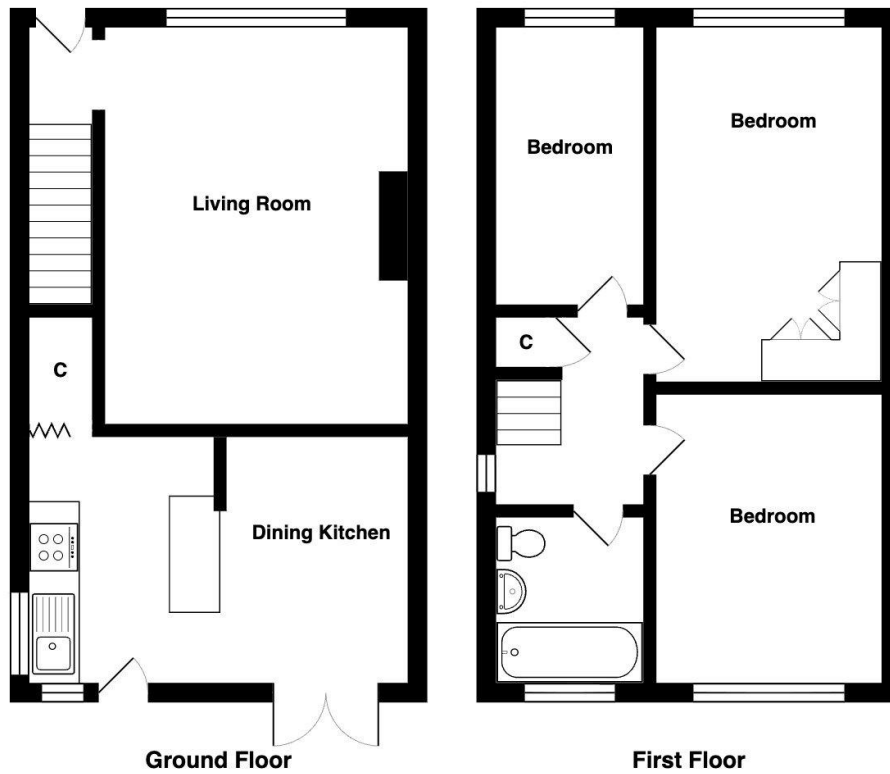
BEDROOM 3 7'8" x 6'1" (2.34m x 1.85m)

BATHROOM Three piece suite, tiled floor and walls

OUTSIDE Drive to garage (with power and light) very pleasant gardens front and 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.





Total Area: 74.5 m² ... 802 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		