



## 52 Acre Drive, Eccleshill, Bradford, BD2 2LS

NO CHAIN - SEMI-DETACHED TRUE BUNGALOW currently providing TWO BEDROOM accommodation. This example is in need of updating and offers new owners an ideal opportunity to make their own. Forming part of the understandably sought after "Acres" in Eccleshill. Offering access to many amenities in and around Eccleshill and Five Lane Ends - including Morrisons Enterprise 5 and being around 2miles (approx 10mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

**£160,000**

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**PROBATE** Please note this property is subject to a grant of probate, the vendors Solicitors are handling the probate application, exchange of contracts can't take place until the grant or probate has been issued.

### **ENTRANCE VESTIBULE**

**HALLWAY** Access to loft space

**LIVING ROOM 12'3" (3.73) x 11'9" (3.58) both max**

**KITCHEN 12'2" max x 9' (3.7m max x 2.74m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful store pantry

**BEDROOM 1 10'9" (3.28) x 10'1" (3.07) plus robes**

Built in wardrobes

**BEDROOM 2 9'9" (2.97) x 8'1" (2.46) plus robes**

Built in wardrobes, patio door to rear garden

**SHOWER ROOM** Shower cubicle, wash basin and WC - fully tiled walls

**OUTSIDE** Drive to garage (restricted access) with electric door, gardens front and rear

**BUYER INFORMATION** Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

**TENURE** As this property is unregistered we are unable to confirm the tenure as we have not seen the deeds.

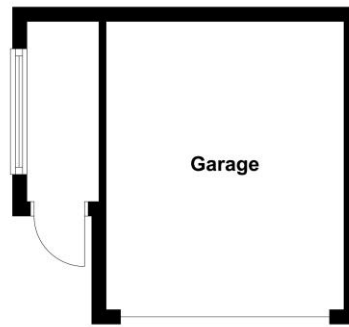
**COUNCIL TAX Bradford**

Band C

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             |         | 72 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 54 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |