



28 Acre Lane, Eccleshill, Bradford, BD2 2EH

NO CHAIN – Charming inner terrace cottage currently providing TWO DOUBLE BEDROOM accommodation. This fine example has been comprehensively refurbished in recent years so YOU don't have to! The modern kitchen diner, good size cellar and pleasant rear garden further add to the appeal here. Forming part of this popular part of Eccleshill BD2 offering access to village amenities. Contact Robert Watts to arrange YOUR viewing today.

£150,000

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ENTRANCE HALL

LIVING ROOM 13' x 11'2" (3.96m x 3.4m)

KITCHEN DINER 11'8" x 11'5" (3.56m x 3.48m)

Modern wall and base units, work tops, sink unit, plumbed for washing machine, built in oven, hob and extractor, integrated fridge freezer - access to cellar

CELLAR Good size store cellar

LANDING

BEDROOM 1 12'6" x 9'8" (3.8m x 2.95m)

BEDROOM 2 12'3" x 10' (3.73m x 3.05m)

BATHROOM Three piece white suite, over bath shower and screen - part tiled walls

OUTSIDE Low maintenance garden to front, very pleasant garden to rear

BUYER INFORMATION 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.

COUNCIL TAX Bradford

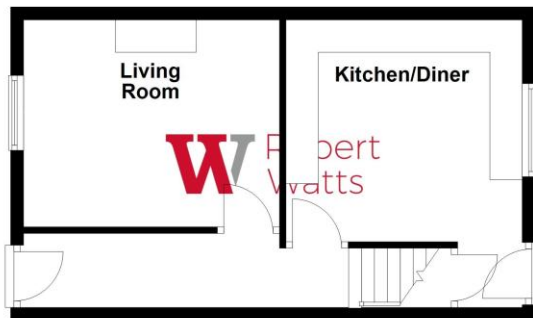
Band A

TENURE Freehold

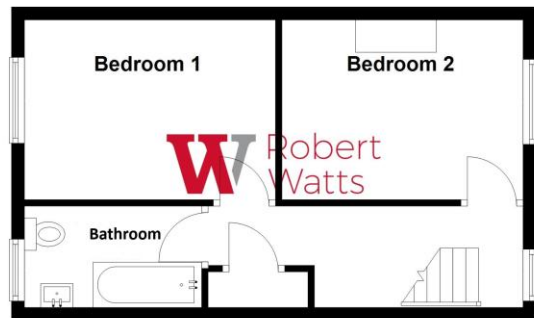
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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