



38 Institute Road, Eccleshill, Bradford, BD2 2HX

Well presented inner through terrace currently providing THREE BEDROOM accommodation. We feel this fine example will appeal to a variety of buyers including FIRST TIME BUYERS and simply must be viewed to full appreciate the accommodation on offer! Forming part of this ever popular locality, within walking distance of Eccleshill Village amenities. Around 2 miles (approx 10mins) to Apperley Bridge Train Station, and well placed for local schools. Contact Robert Watts to arrange YOUR viewing today.

£165,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 10'9" x 10'2" (3.28m x 3.1m)

KITCHEN DINER 14'4" (4.37) x 9'8" (2.95) to chimney breast

Bespoke kitchen incorporating a range of wall and base units, work tops, Belfast style sink, plumbed for washing machine, tiled floor - access to cellar

CELLAR A full height cellar, providing access to rear garden this area has great versatility from an ample store / workshop, a play room and has previously been utilised as a party room with home bar!

FIRST FLOOR

BEDROOM 1 14'6" x 10' (4.42m x 3.05m)

BEDROOM 2 14'6" x 8'9" (4.42m x 2.67m)

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

SECOND FLOOR

ATTIC 15'9" x 14'6" (4.8m x 4.42m)

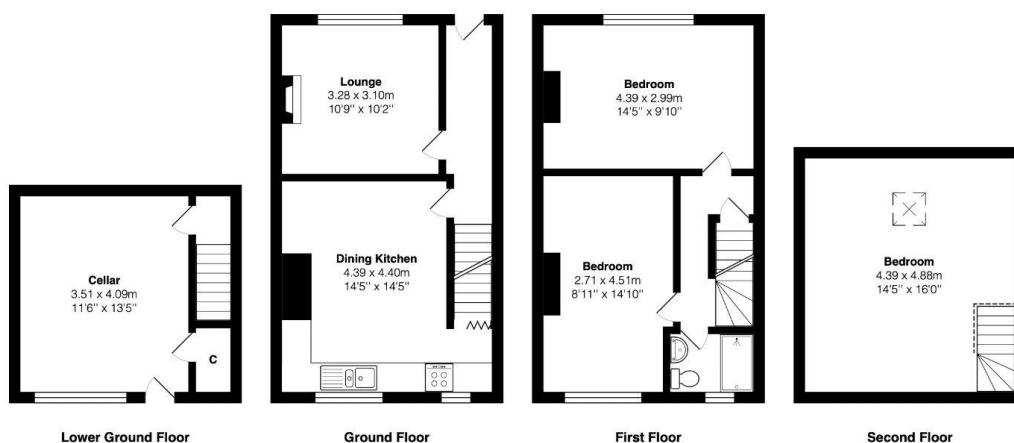
Velux window

OUTSIDE Fore garden, pleasant enclosed rear yard garden (accessed via cellar room)

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.

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: 106.7 m² ... 1148 ft²
All measurements are approximate and for display purposes only

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