



3 Scholars Walk, Eccleshill, Bradford, BD2 3AF

Well presented DETACHED which we feel will appeal to a variety of buyers including FTB and young families. A short walk to Wellington Primary School this fine example currently provides THREE BEDROOM (master en-suite) accommodation. This lovely home is further enhanced by a 15ft KITCHEN DINER, pleasant enclosed rear garden and a garage with power and light. Contact Robert Watts to arrange YOUR viewing today.

£260,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

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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.

COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL Guest WC off

LIVING ROOM 14'1" x 12'1" (4.3m x 3.68m)

Feature media wall

KITCHEN DINER 15'4" x 9'2" (4.67m x 2.8m)

Modern wall and base units, work tops, sink unit, built in oven and microwave, separate and extractor, plumbed for washing machine and for dishwasher - patio doors to rear garden

LANDING Access to loft space

LOFT SPACE Access via pull down ladder - fully boarded and decorated with power, light and velux window

BEDROOM 1 10'2" (3.1) plus robes x 8'7" (2.62)

Built in mirror door wardrobes

EN-SUITE SHOWER ROOM Shower cubicle, wash basin and WC

BEDROOM 2 9'3" (2.82) x 8'7" (2.62) both max

Fitted wardrobes

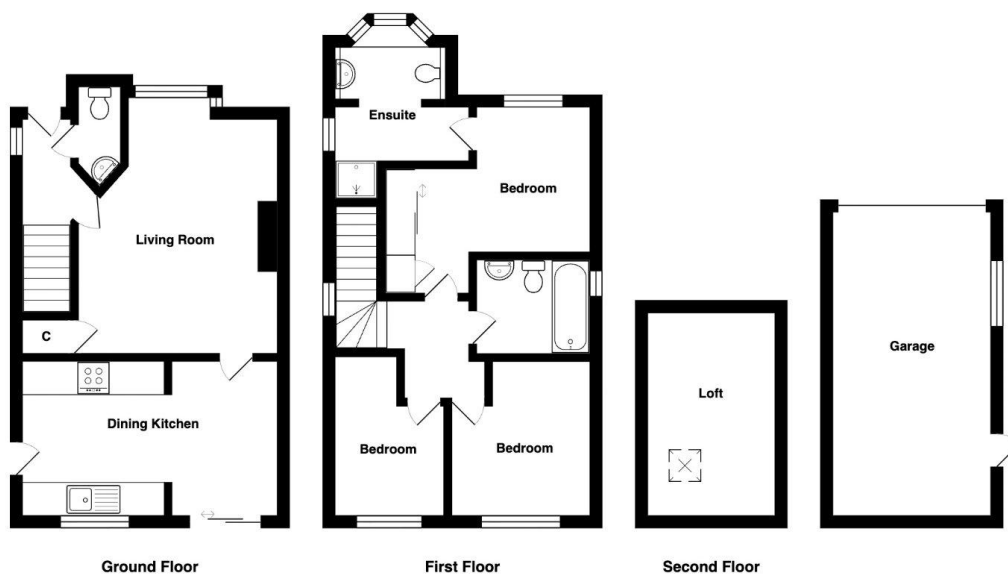
BEDROOM 3 9'6" x 6'5" (2.9m x 1.96m)

BATHROOM Three piece suite, tiled floor, part tiled walls

OUTSIDE Shared access drive to garage with power and light, very pleasant enclosed rear garden incorporating lawn, paved patio and timber deck area.

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: 97.9 m² ... 1054 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	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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