



6 Hazelcroft, Eccleshill, Bradford, BD2 3TE

Inner town house which we feel is an Ideal property for first Time Buyers/Young Families, forming part of this ever popular locality, just off Harrogate Road. This well presented example boasts TWO DOUBLE BEDROOMS and is further enhanced by: MODERN SHOWER ROOM, MODERN KITCHEN, PLEASANT GARDENS and a GARAGE. Handy for many amenities in and around Greengates, Eccleshill and Five lane Ends and around 2 miles (approx 10 mins) to Apperley Bridge Train Station. Contact Robert Watts to arrange YOUR viewing today.

£180,000

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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ENTRANCE HALL LVT flooring

LIVING ROOM / DINER 23' (7) max overall x 11'3" (3.43) max

LVT flooring

KITCHEN 14' x 8' (4.27m x 2.44m)

Selection of modern wall and base units, work tops, sink unit, plumbed for washing machine - LVT flooring

LANDING Access to loft space

BEDROOM 1 14'1" x 10'3" (4.3m x 3.12m)

Useful store closet

BEDROOM 2 12'4" x 10'6" (3.76m x 3.2m)

SHOWER ROOM Modern suite comprising: shower cubicle, wash basin and WC, fully tiled walls

OUTSIDE Very pleasant gardens front and rear - garage en bloc

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

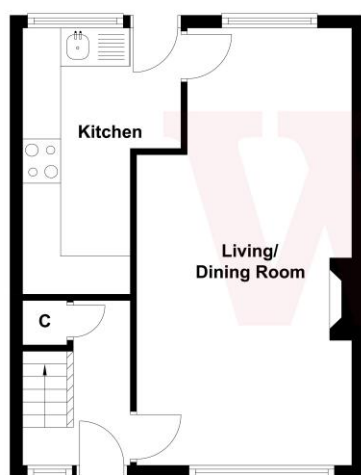
Band B

TENURE Freehold

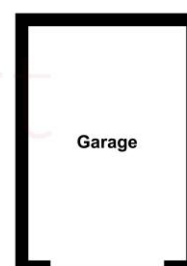
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		