



73 Pullan Avenue, Eccleshill, Bradford, BD2 3RP

EXTENDED SEMI-DETACHED..... FIVE BEDROOMS, TWO RECEPTION ROOMS, 16FT CONSERVATORY, TWO BATH / SHOWER ROOMS, THREE TOILETS, LARGER THAN AVERAGE REAR GARDEN. Of likely appeal to family buyers... Well presented accommodation awaits new owners. Forming part of this keenly sought after part of BD2 with MULTIPLE PRIMARY SCHOOLS within a circa 1 mile radius, HANDY FOR MANY LOCAL AMENITIES and AROUND 2 MILES (approx. 10mins) to TRAIN STATION at APPERLEY BRIDGE. Contact Robert Watts to arrange YOUR VIEWING TODAY

£350,000

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ENTRANCE HALL

RECEPTION ROOM 1 12'5" x 11'8" (3.78m x 3.56m)

RECEPTION ROOM 2 13'8" x 11'6" (4.17m x 3.5m)

CONSERVATORY 16'6" x 9'5" (5.03m x 2.87m)

KITCHEN DINER 27'9" x 12'1" (8.46m x 3.68m)

Selection of wall and base units, work tops, sink unit, built in double oven, separate hob and extractor - useful understairs store

UTILITY ROOM Plumbed for washing machine, guest WC off

LANDING

BEDROOM 1 12'5" (3.78) x 9'7" (2.92) plus robes

Built in mirror door wardrobes

BEDROOM 2 12'4" (3.76) x 9' (2.74) plus robes

Built in mirror door wardrobes

BEDROOM 3 8'1" x 6' (2.46m x 1.83m)

BEDROOM 4 11'3" (3.43) plus robes x 8'1" (2.46)

Built in mirror door wardrobes

BEDROOM 5 9'6" x 9'1" (2.9m x 2.77m)

Walk in store closet

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

FAMILY BATHROOM Four piece suite comprising roll top bath, shower cubicle, wash basin and WC, tiled floor. Access to loft space

OUTSIDE Off road parking to front, larger than average mature garden to rear with clear potential to further extend, subject to planning permission.

PLEASE NOTE 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

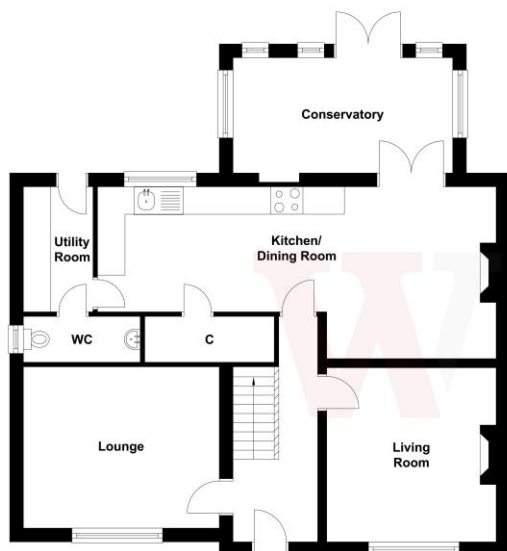
Band C with improvement indicator

TENURE Freehold

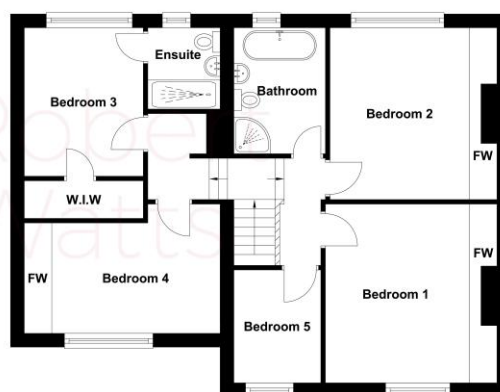
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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	74 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		