



28 Tunwell Lane Cottages, Eccleshill, Bradford, BD2 2DB

Built around 19 years ago this modern end town house currently provides THREE BEDROOM accommodation. This fine example is further enhanced by: 15ft Kitchen Diner, large conservatory, en-suite shower room and wet room, enclosed low maintenance garden and driveway. Forming part of this popular part of BD2 handy for schools and amenities. Contact Robert Watts to arrange YOUR viewing today.

£220,000

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ENTRANCE HALL Guest w.c off and useful understairs store

LOUNGE 15'5" x 10'8" (4.7m x 3.25m)

CONSERVATORY 15'1" x 10'1" (4.6m x 3.07m)

KITCHEN DINER 15'3" x 8'6" (4.65m x 2.6m)

Selection of wall and base units, sink unit, built in oven, hob and extractor. Plumbed for automatic washer.

FIRST FLOOR LANDING Access to loft and useful closet housing hot water tank

BEDROOM ONE 12'1" max x 9'8" (3.68m max x 2.95m)

EN-SUITE SHOWER Comprising of shower cubicle, w.c and wash basin

BEDROOM TWO 9'9" x 9'1" (2.97m x 2.77m)

BEDROOM THREE 8'2" x 5'9" (2.5m x 1.75m)

WETROOM Shower area, w.c, wash basin and part tiled walls

OUTSIDE Drive and low maintenance enclosed rear garden

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.

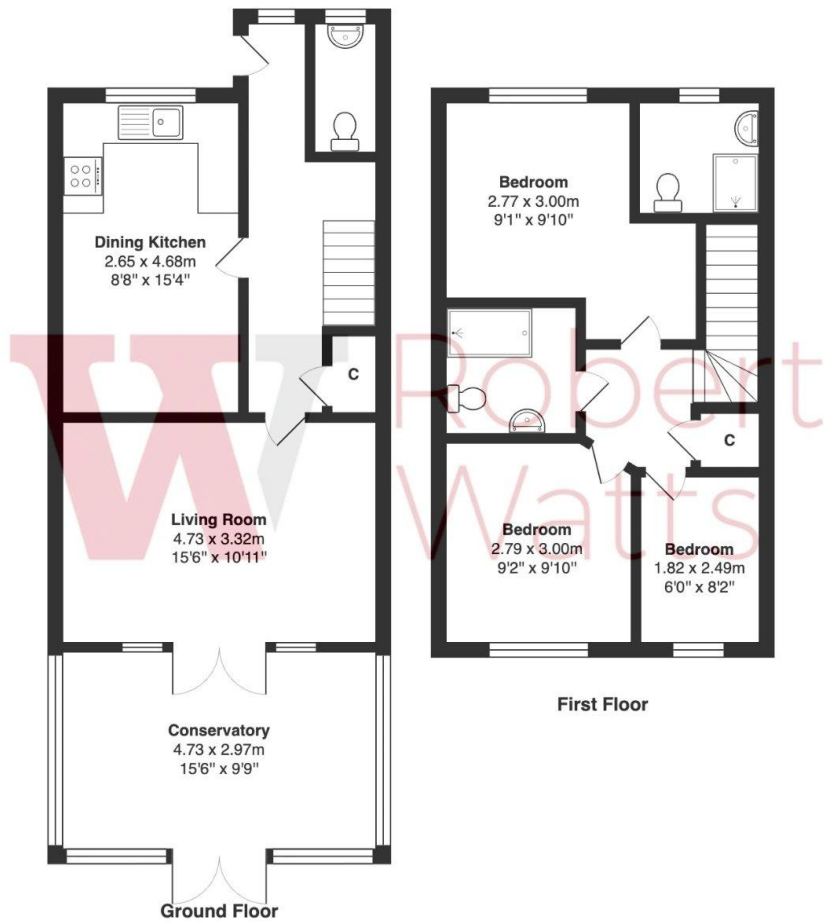
TENURE Freehold

COUNCIL TAX Bradford

Band B

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: 94.2 m² ... 1014 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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