Robert Watts

GETTING WEST YORKSHIRE MOVING



13 Acre Drive, Eccleshill, Bradford, BD2 2LU

Popular style of semi-detached boasting a single storey rear extension. Currently providing THREE BEDROOM, TWO RECEPTION ROOM well-presented accommodation. This fine example is further enhanced by: imprint driveway, garage and pleasant gardens. Forming part of this ever popular part of Eccleshill, handy for Morrisons retail park, schools and access to Wrose, Idle, Thackley and Apperley Bridge. Contact Robert Watts to arrange YOUR VIEWING today.

£220,000

01274 614804 highfield@robertwatts.co.uk robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark

13 Acre Drive, Eccleshill, Bradford, BD2 2LU

PROBATE SALE Please note this property is subject to a grant of probate, exchange of contracts can't take place until the grant of probate has been issued. Please contact your Solicitor or our office for further details.

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. Please note this is not refundable.

COUNCIL TAX Bradford
Band C

TENURE Freehold

LIVING ROOM 18'7" (5.66) x 17'5" (5.3) both max overall
Spacious main reception room - french doors lead to dining room extension

DINING ROOM 9'6" x 7'5" (2.9m x 2.26m)
Patio doors to rear garden

EXTENDED KITCHEN 15'4" x 7'5" (4.67m x 2.26m)
Selection of wall and base units, work tops, sink unit, plumbed for washing machine, useful understairs store

LANDING Access to loft space

BEDROOM 1 9' (2.74) max x 9'2" (2.8) plus robes
Built in wardrobes

BEDROOM 2 10'2" (3.1) plus robes x 8'8" (2.64)
Built in wardrobes

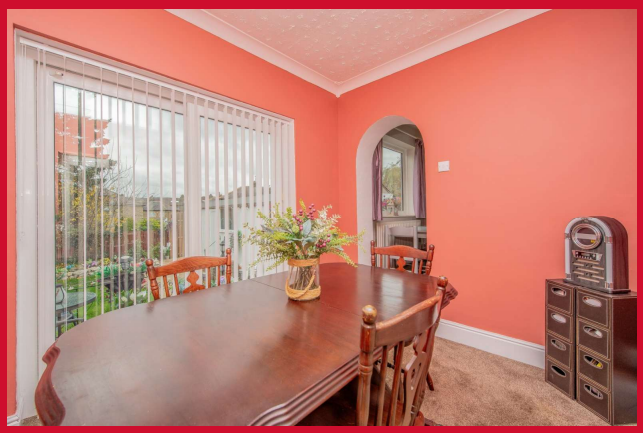
BEDROOM 3 7'6" x 6'1" (2.29m x 1.85m)

SHOWER ROOM Shower cubicle, vanity washbasin / WC

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.







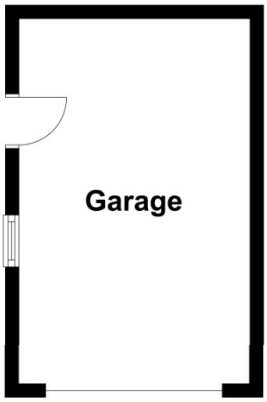








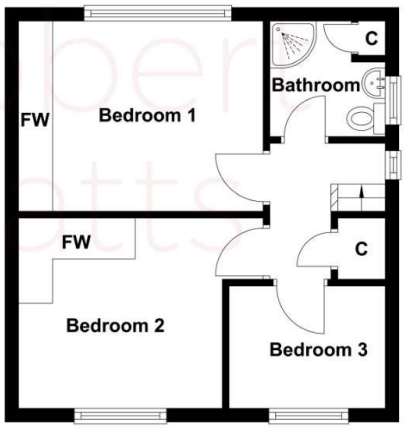


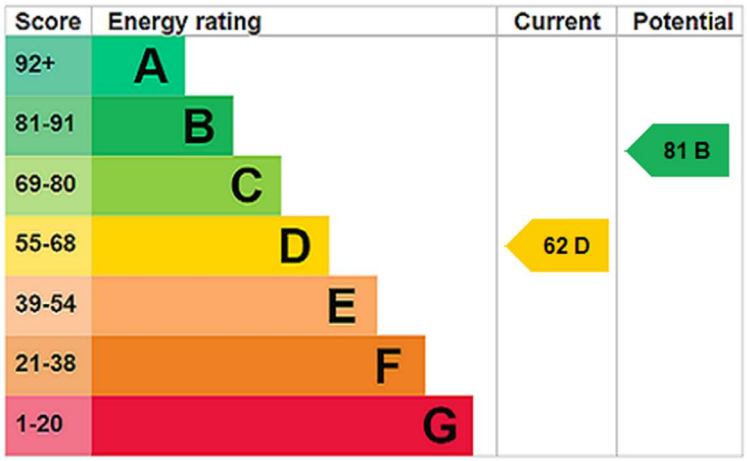


Ground Floor



First Floor





01274 614804 highfield@robertwatts.co.uk robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU
RWEstateAgents @robertwatts_

arla | propertymark naea | propertymark