

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



10 Bolton Drive, Eccleshill, Bradford, BD2 2AD

ATTENTION FAMILY BUYERS POPULAR STYLE OF SEMI-DETACHED, currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Forming part of this most favoured locality. Offering access to many local amenities including Morrisons Enterprise 5, primary and secondary schools. We feel this fine example will appeal to a variety of buyers and must be viewed to fully appreciate. Contact Robert Watts to arrange YOUR viewing today.

Reduced to £149,000

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



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ENTRANCE HALL

Useful under stairs store

LOUNGE 13'10" max x 11'11" max (4.22m max x 3.63m max)

SITTING ROOM 13'9" plus bay x 10'3" (4.19m plus bay x 3.12m)

Feature fireplace with living flame gas fire

KITCHEN 12'3" x 8'10" (3.73m x 2.69m)

Fitted kitchen including a range of wall and base units, worktops with stainless steel sink unit. Plumbed for automatic washer. Built in eye level double oven, separate hob and extractor.

FIRST FLOOR LANDING

Access to loft

BEDROOM ONE 11'10" x 11'9" plus robes (3.61m x 3.58m plus robes)

Fitted wardrobes

BEDROOM TWO 11'7" x 8'3" max (3.53m x 2.51m max)

BEDROOM THREE 10'5" x 5'10" both max (3.18m x 1.78m both max)

BATHROOM

Three piece white suite including "Air" bath and majority tiled walls

OUTSIDE

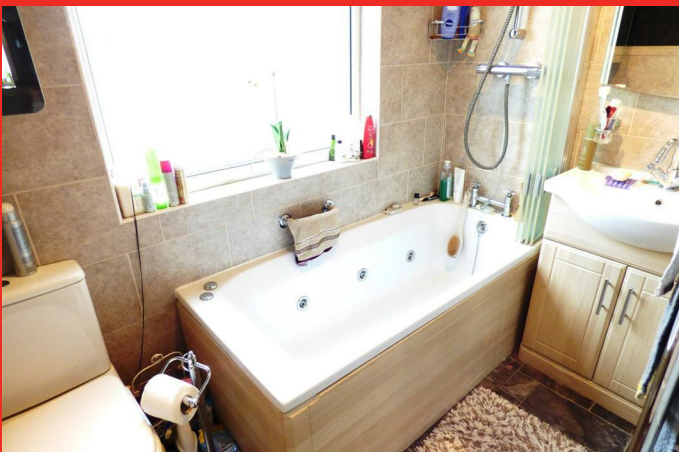
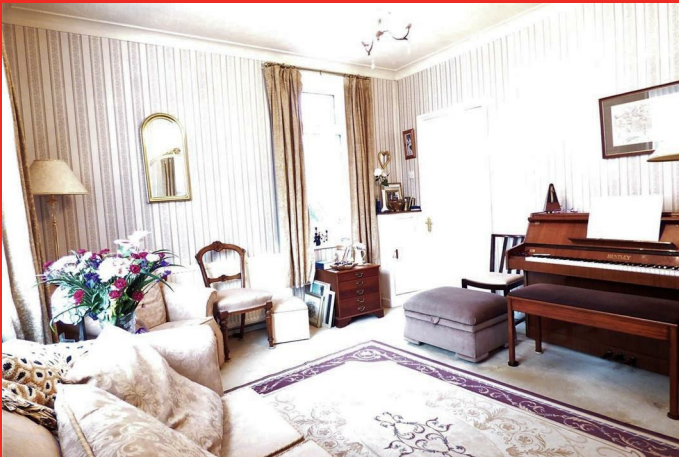
Drive to tandem garage and pleasant mature garden to rear

DIRECTIONS

From our Highfield Road office to the roundabout and take third exit onto Idle Road, continue along this road to the traffic lights at Bolton Junction and turn left into Bolton Road and then next left into Bolton Drive.

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.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>	66	80

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>	62	76

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