



81 Chapel Street

Eccleshill, Bradford, , BD2 2DA

£140,000

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- THREE BEDROOMS
- ENSUITE AND HOUSE BATHROOM
- OPEN PLAN LIVING AREA
- DRIVEWAY PARKING
- FAR REACHING VIEWS
- IDEAL FOR FIRST TIME BUYERS, FAMILY, OR INVESTORS
- CLOSE TO ALL AMENITIES
- NO CHAIN
- CLOSE COMMUTE TO LEEDS AND BRADFORD
- EPC C

## Property Summary

This end terraced three-bedroom property would be ideally suited to first time buyers, a family, or investors. The property has spacious, well presented accommodation throughout briefly comprising open plan living area with built in kitchen and breakfast bar, entrance hall, W.C., house bathroom, two double and one single bedroom, with master benefitting from an en-suite shower room. Externally the property benefits from a good-sized block paved area to the rear which can be used for driveway parking or as a garden area depending on what a buyer prefers. Location wise this property has a wide range of amenities close by, with Sainsburys, Eccleshill Pool and Apperley Bridge train station all only a short drive away. EPC Rating C

**ENTRANCE HALL & W.C.** The UPVC front entrance door opens into a hallway which in turn has a door leading to a ground floor wash closet fitted with corner hand wash basin and W.C. A further door then leads into the living area.

**LIVING AREA** Flowing open plan to the aforementioned kitchen, the living area is well proportioned with a large bay window to the front elevation. Neutrally presented with beige carpet underfoot. A further door opens to reveal a good-sized storage cupboard.

**KITCHEN AREA** The kitchen area is light and bright courtesy of windows facing the rear and side elevations, and fitted with modern cream units to three sides with matching breakfast bar topped with contrasting black work surfaces. The kitchen is fitted with a range of appliances including one and a half bowl sink and drainer, built in oven with four ring gas hob and stainless-steel extractor fan above, built in washing machine, fridge and dishwasher.

**BEDROOM 1** A spacious double bedroom with large window to the front. Decorated in a neutral theme with a papered feature wall.

**ENSUITE SHOWER ROOM** The master bedroom is served by an en-suite shower room, fitted with step in shower, W.C. and hand wash basin sat atop a vanity unit.

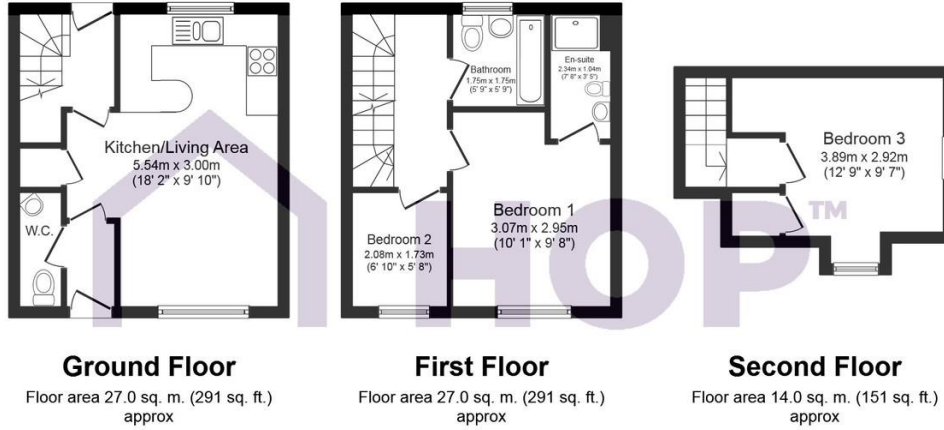
**BEDROOM 2** A single bedroom also located on the first floor with window to the front elevation.

**BATHROOM** A modern house bathroom fitted with white suite comprising paneled bath with shower over, pedestal hand wash basin and W.C., with heated chrome towel rail and white tiling to the bath and shower areas.

**BEDROOM 3** Another generous double bedroom offering far-reaching views to the side elevation, and having the benefit of eaves storage with an additional built in storage cupboard also.

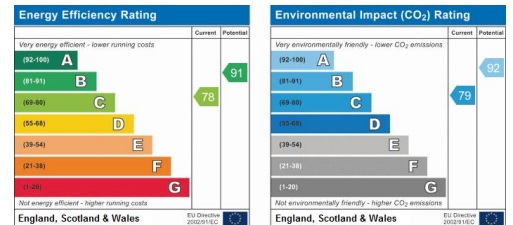
**OUTSIDE** Externally the property has a block paved area to the rear which can be used for driveway parking or as a garden area if preferred.





Total floor area 68.0 sq. m. (732 sq. ft.) approx

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