









## welcome to

# **Eaglesfield Drive, Bradford**

A well presented three bedroom semi detached property offering ready to move into accommodation, sat on a generous plot. This property would be an ideal purchase for a variety of buyers.













#### **Entrance Hall**

provides access to the first floor staircase.

## Lounge

20' x 11' 4" into recess ( 6.10m x 3.45m into recess ) Spacious lounge with dual aspect offering lots of natural light with windows to the front and rear and gas central heating radiator.

#### **Kitchen**

8' 1" x 7' 6" ( 2.46m x 2.29m )

Modern fitted kitchen in white gloss with a wealth of base and wall units incorporating stainless steel sink and drainer with work surfaces. With pantry storage cupboard and windows to the side and rear.

## Landing

First floor landing has window to the rear.

#### Cloakroom

Located off the kitchen with low level WC and wash hand basin.

#### **Bedroom One**

11' 1"  $\times$  9' 7" into recess (  $3.38m \times 2.92m$  into recess ) With window to the front and gas central heating radiator.

#### **Bedroom Two**

11' 7" x 11' 3" max ( 3.53m x 3.43m max ) With window to the front and gas central heating radiator.

## **Bedroom Three**

8' 3" x 8' 1" ( 2.51m x 2.46m )

With window to the rear and gas central heating radiator.

#### **Bathroom**

Three piece suite in white comprises panel bath with shower over, wash hand basin and WC.
With window to the rear.

### Outside

Sat on a corner plot with gardens to three sides this

property boasts great size gardens. With mature plants and shrubs this garden must be viewed to appreciate the space on offer.





## welcome to

# **Eaglesfield Drive, Bradford**

- Three Bedrooms
- Dual aspect lounge
- Cloakroom down stairs
- Gardens to three sides
- Guide Price £180,000-£190,000

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

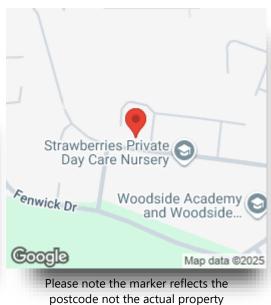
guide price

£180,000-£190,000









view this property online williamhbrown.co.uk/Property/BDF116323



Property Ref: BDF116323 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







01274 693138



Wibsey@williamhbrown.co.uk



6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.