



## Robin Drive, Bradford, Eccleshill, BD2 2HA

- \*\* WITH NO CHAIN \*\*
- TWO RECEPTION ROOMS
- BEDROOM 1 WITH FITTED WARDROBES
- DRIVEWAY FOR SEVERAL VEHICLE
- COUNCIL TAX BAND C
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- MODERN THREE-PIECE BATHROOM
- FRONT AND REAR GARDENS
- SINGLE DETACHED GARAGE
- EPC RATING GRADE D

**Offers In Excess Of £220,000**

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# Robin Drive, Bradford, Eccleshill, BD2 2HA

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - ROBIN DRIVE

**\*\* WITH NO CHAIN \*\*** - THREE BEDROOM SEMI-DETACHED FAMILY HOME  
- TWO RECEPTION ROOMS - MODERN THREE-PIECE BATHROOM -  
BEDROOM 1 WITH FITTED WARDROBES - FRONT AND REAR GARDENS  
- DRIVEWAY FOR SEVERAL VEHICLES - SINGLE DETACHED GARAGE -  
LOCATED AT THE END OF A CUL-DE-SAC - COUNCIL TAX BAND C - EPC  
RATING GRADE D

### GROUND FLOOR

Enter into the hallway, there are stairs to the first floor, doors to access both reception rooms, the kitchen, a door to the side and under an under stairs storage cupboard. Reception room 1 is a good size room with a bay window and gas fireplace. Reception room 2 is currently a dining room and overlooks the rear garden with a hatchway to the kitchen. The kitchen has a good range of both wall and base units, electric hob and oven, plumbing for a washing machine, space for a free-standing fridge freezer, a good size window overlooking the rear garden and a storage cupboard housing the boiler.

### FIRST FLOOR

The landing is a good size lit by a window, has a cupboard housing the water tank and loft hatch. Bedroom 1 is a double room overlooking the front with full length fitted wardrobes. Bedroom 2 is a double room overlooking the rear with a single built-in wardrobe. Bedroom 3 is a single room overlooking the rear. The bathroom is a good size, with a tiled floor, tiled walls and a modern suite with bath (mixer shower over, basin with vanity unit and mirror, WC) and a heated towel rail.

### EXTERNAL

This lovely home has well maintained garden areas to the front and rear, a driveway for several cars and a single detached garage at the end of the driveway.

Close to local amenities, schools and transport links, viewing is essential to appreciate all this home has to offer.





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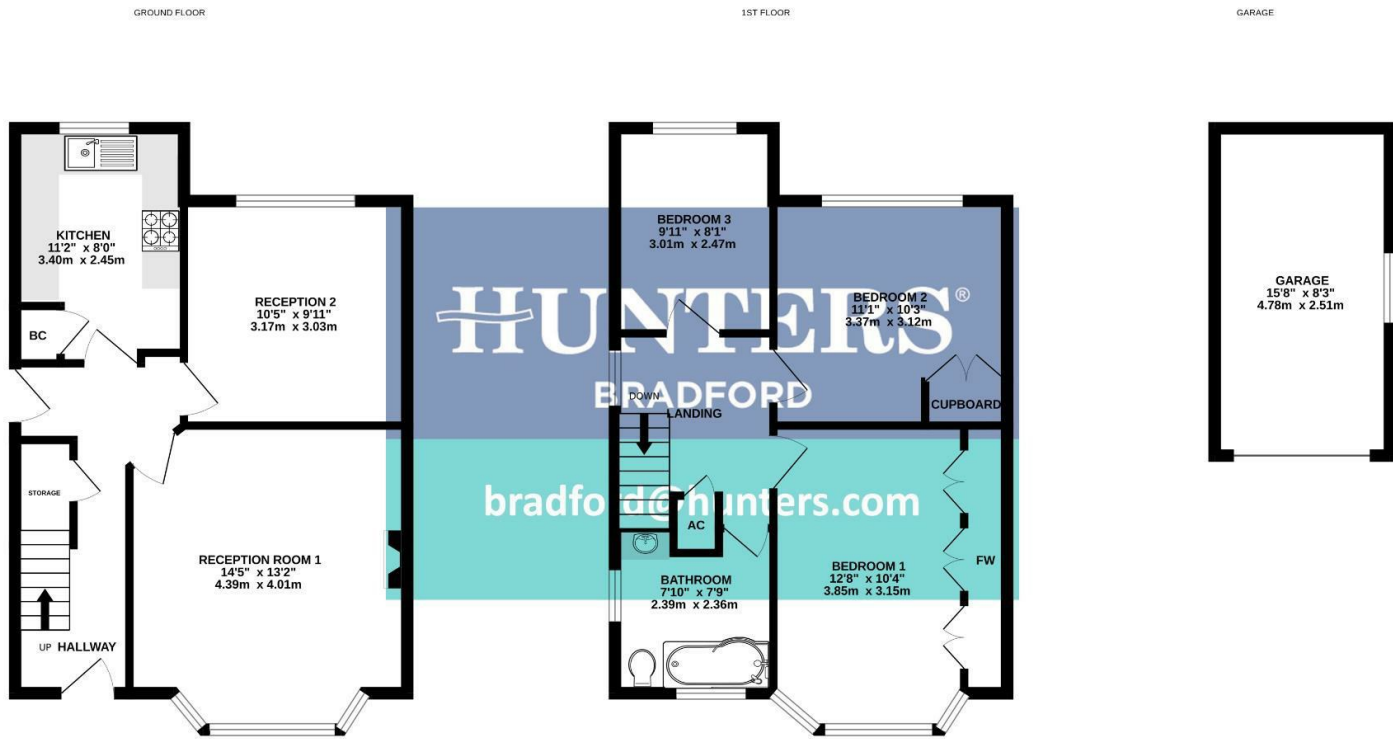
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

## Viewing

Please contact our Hunters Bradford Office on 01274 393955 if you wish to arrange a viewing appointment for this property or require further information.

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