

local  
properties

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## 25 Eskine Parade Bradford, BD6 2RT

£179,950

Freehold

\*\*\*\*\* WELL PRESENTED THREE BEDROOM SEMI DETACHED - REFURBISHED TO A HIGH STANDARD BY CURRENT VENDORS - ENCLOSED GARDENS, DRIVE & DOUBLE GARAGE/WORKSHOP - VIEWING ESSENTIAL - NO CHAIN \*\*\*\*\* This spacious property has PVCu double glazing and gas central heating and comprises: open plan lounge and dining area, modern fitted kitchen with breakfast bar, three first floor bedrooms, modern bathroom, part boarded loft. To the outside, there are private gardens to the front and rear, driveway providing off street parking and double garage/workshop. Conveniently located close to supermarkets, schools and woodland, the property is ideally placed for access to Bradford, Halifax and the M62. A well proportioned family home, viewing is highly recommended.



• WELL PRESENTED THREE BEDROOM SEMI DETACHED • OPEN PLAN LOUNGE & DINING AREA

### REAR VESTIBULE

Ceramic tiled floor. Understairs storage area. Stairs to first floor. Door to rear.

### LOUNGE & DINING AREA

19'8" x 10'9"

Laminate flooring. Window to front and door to side. Two radiators. Archway to:

### DINING KITCHEN

14'1" x 10'9"

With an excellent range of base and wall units incorporating composite sink. Halogen hob, electric oven and extractor. Plumbing for automatic washing machine. Breakfast bar. Ceramic tiled floor. Window to rear. Radiator.

### LANDING

Access to part boarded loft via pull down ladder. Window to rear.

### BEDROOM ONE

12'5" x 11'9"

With fitted wardrobes to one wall. Laminate flooring. Window to front. Radiator.

### BEDROOM TWO

12'5" x 8'6"

Storage cupboard. Laminate flooring. Windows to front and side. Radiator.

### BEDROOM THREE

8'10" x 8'10"

Storage cupboard. Laminate flooring. Window to rear. Radiator.

### BATHROOM

Fully tiled with three piece suite comprising: bath with shower over and screen, vanity wash hand basin, low flush wc. Ceramic tiled floor. Extractor fan. Heated towel rail. Window to rear.

### DETACHED DOUBLE GARAGE

26'2" approx x 22'11" approx

With power, light and remote controlled roller door.

### EXTERIOR

Lawned garden to the front of the property. Lawned garden to the rear with raised patio. Driveway to the side providing off street parking for two vehicles. Spacious detached double garage providing extra parking and storage space.

### DIRECTIONS



- MODERN FITTED KITCHEN • MODERN BATHROOM SUITE • ENCLOSED GARDENS FRONT & REAR

From Odsal Top proceed along Halifax Road and after passing Tesco on the right hand side take the next left into Meadway. Eskine Parade is the fourth turning on the left where number 25 will be found on the right hand side.

There is no For Sale board in situ.



- AMPLE OFF STREET PARKING • DOUBLE GARAGE/WORKSHOP • CLOSE TO ALL AMENITIES • EPC - C • NO CHAIN

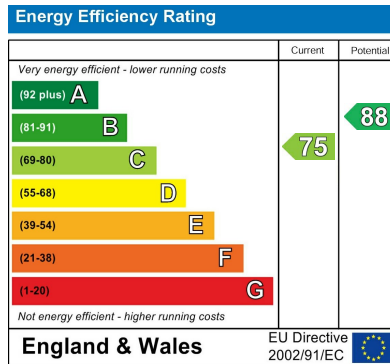




## Additional Information

**Local Authority** - Bradford  
**Council Tax** - Band A  
**Viewings** - By Appointment Only

**Floor Area** - sq ft  
**Tenure** - Freehold



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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