Hamilton Bower
ESTATE AGENT

27 Eaglesfield Drive, Bradford, West Yorkshire, BD6 2PY
£145,000

NO CHAIN Generously sized semi detached property in a popular residential location offering two double bedrooms and gardens to the front and rear with drive to the side leading to a detached garage.

Set on a good size plot, this traditional semi detached property is available with no onward chain and is ideally located in a popular residential area with convenient access to local amenities, schools, and transport links. An early viewing is advised to appreciate the opportunities this property presents.

COUNCIL TAX BAND - A

EPC RATING - D

GROUND FLOOR

ENTRANCE HALL
Entrance area with a central heating radiator and stairs to the first floor.

LOUNGE
Good size main reception room with a double glazed window, central heating radiator and an electric fire set to a decorative surround.

DINING KITCHEN
Large dining kitchen to the rear fitted with a range of wall and base units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Central heating radiator, two double glazed windows, under stairs storage cupboard and a door to the rear garden.

FIRST FLOOR

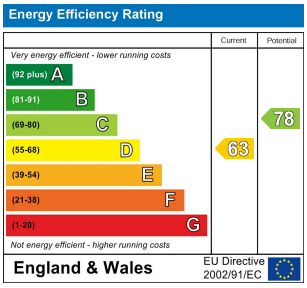
LANDING
Loft access and a storage cupboard.

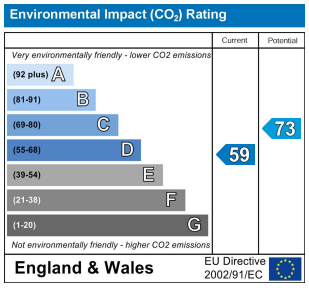
BEDROOM
Large double bedroom to the front elevation with two double glazed windows. a central heating radiator and built in storage.

BEDROOM
A second generously sized bedroom, this one to the rear with a double glazed window and a central heating radiator.

BATHROOM
Fitted three piece bathroom suite in white comprising of a wc, hand wash basin and bath with shower and screen over. Two double glazed windows and a central heating radiator.

EXTERNAL
To the rear an enclosed garden with patio and lawn. To the front, a large area of lawn and ample off road parking on the driveway which leads to the detached garage which provides further storage and parking options.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
63
78
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
59
73
England & Wales
EU Directive 2002/91/EC