



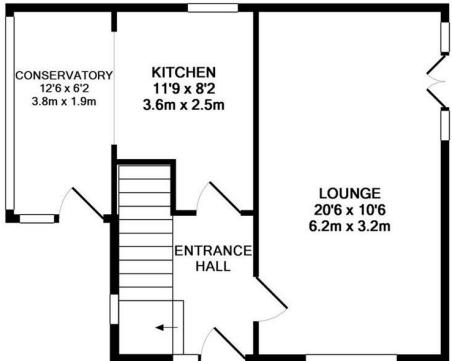
£235,000

TWO/THREE BEDROOMS *HUGE POTENTIAL TO EXTEND* *GENEROUS PLOT SIZE* *GATED ENTRANCE* *GARDENS & PARKING* *GARAGE* *IMMACULATED PRESENTED* *NEW BOILER* *RECENTLY UPDATED KITCHEN, BATHROOM, UPVC, DRIVEWAY & NEW ROOF* *FAMILY HOME & POPULAR LOCATION*

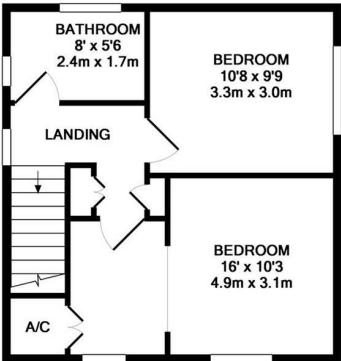
Nestled on the desirable Park Road in Eccleshill, Bradford, this immaculately presented detached house offers a rare opportunity for those seeking a family home with significant development potential. Boasting two/three well-proportioned bedrooms and a modern bathroom, this property is perfect for families looking for comfort and convenience. Originally built as a three bed, the property has been adjusted to suit the current occupiers as two bedrooms with a dressing room, which can easily be reverted back to its original state. The heart of the home is undoubtedly the new kitchen-diner, which has been thoughtfully designed to cater to both everyday living and entertaining. The spacious reception room provides a welcoming atmosphere, ideal for family gatherings or quiet evenings in. With a new boiler ensuring warmth and efficiency, you can move in with peace of mind. Set on a generous plot, this property features ample gardens that provide a wonderful outdoor space for children to play or for hosting summer barbecues. The discerning viewer will also note the huge potential to extend (subject to consents) making it an ideal choice for larger families or those with dependant relatives. The gated parking area accommodates multiple vehicles, making it convenient for families with multiple cars or guests. The property also benefits from a garage on an adjacent plot. Located close to local amenities, this home offers easy access to shops, schools, and parks, ensuring that everything you need is just a stone's throw away. With huge potential to extend, this property presents an exciting opportunity for those looking to create their dream home.

Ask us about....





GROUND FLOOR
APPROX. FLOOR
AREA 462 SQ.FT.
(42.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 388 SQ.FT.
(36.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 851 SQ.FT. (79.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OR FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

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			
EU Directive 2002/91/EC		74	58
England & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions			
EU Directive 2002/91/EC			
England & Wales			