



Pullan Avenue, Eccleshill, Bradford, BD2 3RS

- IMMACULATEDLY PRESENTED THREE BEDROOM FAMILY HOME
- NEW KITCHEN UNITS / HOB / COOKER
- NEW FOUR PIECE BATHROOM/SHOWER ROOM
- CLOSE TO SCHOOLS, SHOPS AND OTHER AMENITIES
- EPC RATING GRADE C
- NEWLY REFURBISHED BY THE CURRENT OWNER
- NEW RADIATORS/PIPEWORK
- PRIVATE GATED DRIVEWAY
- COUNCIL TAX BAND C

Offers Over £230,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS PULLAN AVENUE - BD2 - ECCLESHILL

IMMACULATELY PRESENTED THREE BEDROOM FAMILY HOME - NEWLY REFURBISHED BY THE CURRENT OWNER - NEW CARPETS - NEW KITCHEN - NEW RADIATORS/PIPEWORK- NEW FOUR PIECE BATHROOM/SHOWER ROOM - PRIVATE GATED DRIVEWAY - CLOSE TO SCHOOLS, SHOPS AND OTHER AMENITIES - COUNCIL TAX BAND C - EPC RATING GRADE C

From the moment you enter, you get a real feel for how well this property has been refurbished,

GROUND FLOOR

Enter the hallway, there are stairs to the first floor and doors to both the reception room and dining kitchen. The reception room is decorated in neutral colours with lots of light in through the bay window, it feels private due to the hedgerow at the front of the property.

The dining kitchen is a good family space with wall and base units, countertop, gas hob, oven, breakfast bar, plumbing for a washing machine and a reception area/dining area. The reception/dining area has a gas fireplace and patio doors leading to the rear lawn garden.

FIRST FLOOR

The landing is lit by a window and gives access to all three bedrooms, the bath / shower room, and a pull-down loft hatch (3/4 boarded loft). All three bedrooms have been decorated in neutral colours. Bedroom 1 is a double room to the front, bedroom 2 is a double room to the rear, bedroom 3 is a single room to the front.

The bath shower room has been refurbished with a four-piece bathroom suite, shower cubicle, a bath, basin with drowns, WC and a decorative mirror to the side wall.

BASEMENT/CELLAR

A good storage area, where you will find both the electric and gas meters, there is also a rear store area accessed by a door.

EXTERNAL

This lovely family home has a private driveway area accessed by a full gate section and enclosed by a hedgerow and trees, there is a second gated area to access the side and rear lawn garden. This gives greater safety for children who want to play out in the garden.

Close to local amenities, shops and transport links

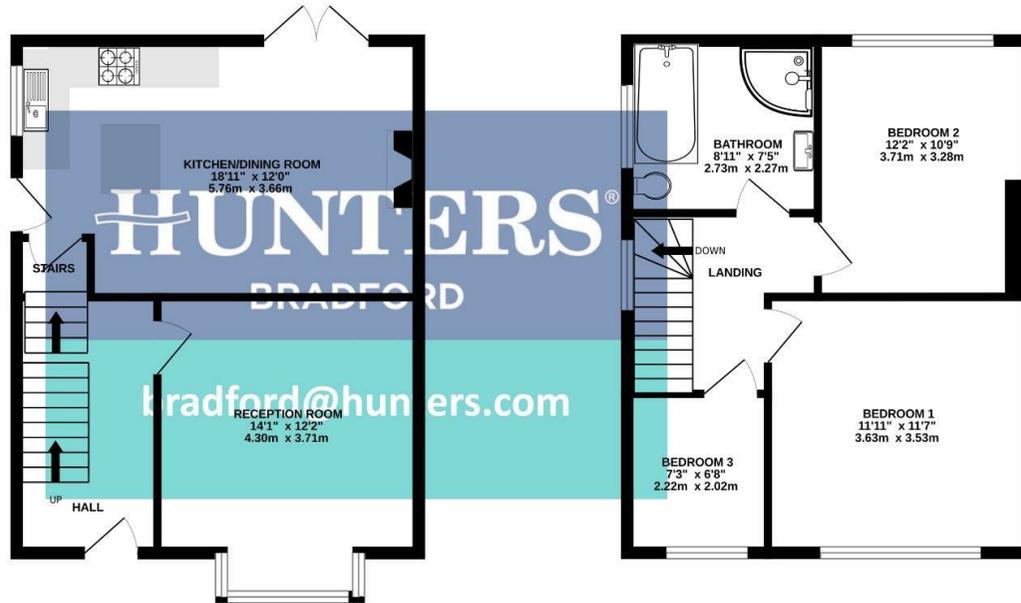
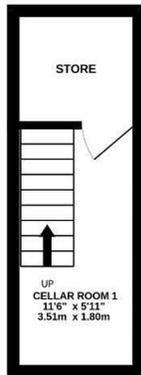




GROUND FLOOR

1ST FLOOR

2ND FLOOR



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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Viewings

Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

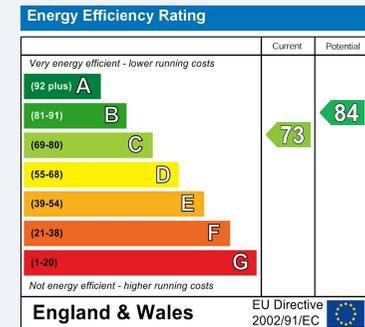
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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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.



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.

