



**Park Road  
Eccleshill  
Bradford  
West Yorkshire  
BD10 8AS**

**Offers in Excess of £218,000**

**bettermove**



# Park Road Bradford

Bettermove are proud to present this 3 bedroom detached family home in sought after area of Eccleshill - welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available via an allocated space and garage. The council tax band is D.

The interior of this beautifully presented property comprises a spacious and open plan living room with dining area, utility room and the fitted kitchen on the ground floor. The first floor consists of 3 bedrooms and the family bathroom. The exterior boasts a large rear garden perfect for enjoying the summer months and an attached outhouse ideal for storage purposes.

Located in the popular residential area of Eccleshill,, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Frizinghall & Bradford Forster Square Train Stations and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.



# Park Road, BD10

Approximate Gross Internal Area  
100.3 sq m / 1080 sq ft




Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.  
FloorplansUsketch.com © 2021 (ID 794743 )

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>81</b>
(55-68)	<b>D</b>	<b>67</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





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