



Lynfield Drive, Heaton, Offers Over £123,950

* SEMI DETACHED * THREE BEDROOMS * FAMILY HOME * GARDENS * NO ONWARD CHAIN *

*In need of modernisation and refurbishment.

*Potential to extend STPP.

*Sold as seen.

Available with no onward chain, is this family sized three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, kitchen, bathroom, together with three bedrooms to the first floor.

To the outside there are gardens to both front and rear.

The property is in a location with good access to primary and secondary schools, BRI, public transport and petrol station / local shops.



Reception Hall

Cloakroom/WC

With low suite wc.

Lounge

12'4" x 11'4" (3.76m x 3.45m)

Kitchen

8'6" x 8'5" (2.59m x 2.57m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob.

Bathroom

Two piece suite comprising bath and sink.

First Floor Landing

Bedroom One

13'2" x 9'2" (4.01m x 2.79m)

With wc and sink.

Bedroom Two

11' x 8'7" (3.35m x 2.62m)

Bedroom Three

8'1" x 7'4" (2.46m x 2.24m)

Exterior

To the outside there are gardens to both front and rear.

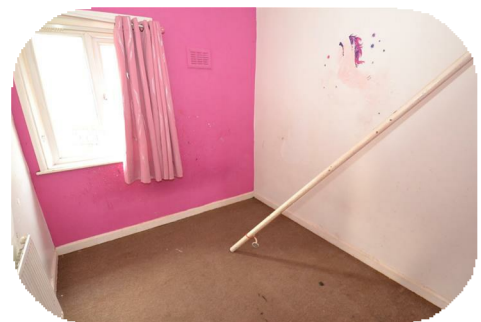
Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, right onto Thornton Rd, continue onto Carter Ln, take the slight right onto Cockin Ln, turn left to stay on Cockin Ln, continue onto Chat Hill Rd, at the roundabout take the 2nd exit onto Thornton Rd/B6145, at the roundabout take the 1st exit onto School Grn, continue onto Allerton Ln, continue onto Cote Ln, turn left onto Allerton Rd, right onto Prune Park Ln, continue onto Stony Ln, right onto Haworth Rd/B6144, right onto Lynfield Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	86	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	63	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk