



## Lynton Grove, Bradshaw,

**£299,950**

**\*\* DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* STUNNING VIEWS \*\*  
\*\* GARDENS, GARAGE & PARKING \*\* CORNER PLOT \*\***

Adjacent to open fields with stunning semi rural views is this three bedroom detached bungalow!!

The property would appeal to a number of buyers with its superb corner plot location.

Locally there are well regarded primary and secondary schools, stunning rural walks, village pubs and a farm shop all close by.

Bradshaw is a highly regarded village which provides good access to Halifax, Queensbury and other smaller villages.

To the outside there are well maintained gardens with farmland views and a driveway leading to a single garage.



### Entrance Hall

Radiator and storage cupboard.

### Lounge - Dining Area

20'1" x 15'8" (6.12m" x 4.78m")

Electric fire with feature fireplace surround, two radiators and french doors leading to garden.

### Kitchen

9'7" x 8'2" (2.92m" x 2.49m")

Fitted kitchen having a range of wall base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

### Bedroom One

11'1" x 9'3" (3.38m" x 2.82m")

Radiator.

### Bedroom Two

8'9" x 10'10" (2.67m" x 3.30m")

Built in wardrobes and radiator.

### Bedroom Three

6'5" x 8'2" (1.96m" x 2.49m")

Radiator.

### Shower Room

Comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

### Exterior

Superb lawn and patio garden with open fields and pond views together with a driveway leading to a single garage.

### Tenure

FREEHOLD

### Council Tax Band

A



**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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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