



## Lytton Road, Girlington,

**£142,500**

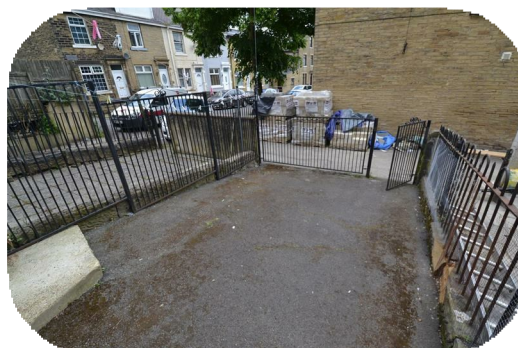
**\*\* MID TERRACE \*\* FOUR BEDROOMS \*\* OVER THREE FLOORS \*\*  
\*\* POPULAR LOCATION \*\* IDEAL FOR YOUNG/GROWING FAMILY \*\* CELLAR \*\***

The family sized property offers spacious accommodation which is laid out over three floors. The four bedroom mid terrace home offers ready to move into accommodation and would make an excellent purchase for a young/growing family.

Having easy access to amenities, shops, local schools and bus routes.

The accommodation briefly comprises lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There are two further second floor bedrooms to the second floor.

To the outside there is an enclosed yard/parking to the rear.



## Lounge

12'2" x 10'7" (3.71m" x 3.23m")

Gas fire with feature fireplace surround and radiator.



## Dining - Kitchen

10'7" x 12'5" max (3.23m" x 3.78m" max)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, plumbing for auto washer and dishwasher, radiator and upvc door leading to rear.



## Cellar

Useful storage.

## First Floor Landing

### Bedroom One

12'3" x 10'11" (3.73m" x 3.33m")

Radiator.

### Bedroom Two

8'11" x 8'3" (2.72m" x 2.51m")

Radiator.



## Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

## Attic

### Bedroom Three

9'6" x 8'6" (2.90m" x 2.59m")

Radiator.



### Bedroom Four

12'3" x 11'0" (3.73m" x 3.35m")

Radiator.

## Exterior

Yard/parking to the rear.

## Council Tax Band

A

## Tenure

FREEHOLD.



**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		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
69	81		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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