



6 Lingfield Crescent, Clayton Heights, Bradford, BD13 2SA

£180,000

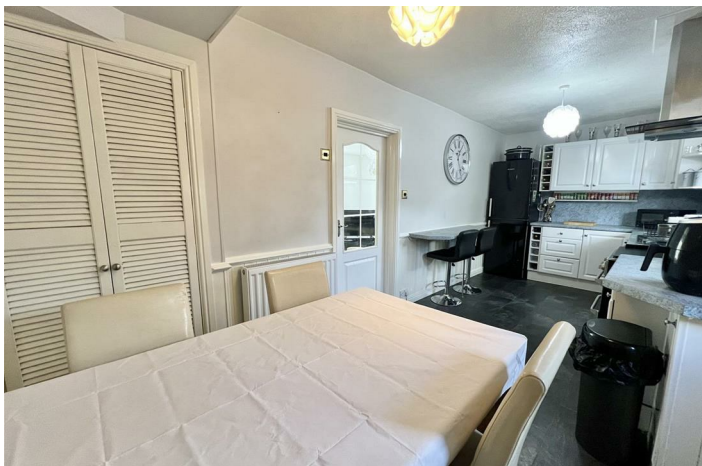
- THREE BEDROOM SEMI-DETACHED
- OFF-STREET PARKING & DETACHED GARAGE
- ENCLOSED REAR GARDEN
- QUIET CUL-DE-SAC LOCATION
- EXCELLENT TRANSPORT LINKS
- IN CATCHMENT FOR WELL-REGARDED SCHOOLS
- WELL-PRESENTED THROUGHOUT
- OCCASIONAL ATTIC BEDROOM

6 Lingfield Crescent, Bradford BD13 2SA

THREE BEDROOM SEMI-DETACHED HOME WITH OFF-STREET PARKING, DETACHED GARAGE & GARDENS TO FRONT AND REAR!



Council Tax Band: B



Property Description

THREE BEDROOM HOME IN POPULAR RESIDENTIAL LOCATION Situated on a QUIET CUL-DE-SAC just off Highgate Road, BD13 is this WELL-PRESENTED THREE BEDROOM SEMI-DETACHED home with OFF-STREET PARKING, a DETACHED GARAGE, and GARDENS TO FRONT & REAR. The property is ideal for FIRST TIME BUYERS, YOUNG PROFESSIONALS & GROWING FAMILIES with accommodation over two floors and the addition of an OCCASIONAL ATTIC ROOM. Briefly, the property comprises a porch, entrance hall, living room, & OPEN PLAN DINING KITCHEN to the ground floor with THREE BEDROOMS and family bathroom to the first floor, all rooms fitted with GAS CENTRAL HEATING & DOUBLE GLAZED WINDOWS throughout. With EXCELLENT TRANSPORT LINKS, being in the CATCHMENT AREA FOR WELL-REGARDED PRIMARY & SECONDARY SCHOOLS & with an ENVIABLE LOCATION, we believe this property will be popular with a number of buyers, so book your viewing now to avoid missing out!

Accommodation

Ground Floor

Porch

A stone built porch with a uPVC door to front, two double glazed windows to side and access to the entrance hall.

Entrance Hall

Leading to the living room and stairs to the first floor.

Living Room

16'4" x 11'9"

A light and airy living room with laminate flooring, a large double glazed window to front, gas central heating radiator and a wall mounted electric fire.

Dining Kitchen

19'8" x 7'10"

An open plan dining kitchen to the rear of the ground floor comprising a range of wall and base units, space and plumbing for a washing machine, fridge freezer and gas point for oven

and hob with extractor fan over, a sink and drainer, ample space for a dining table with the addition of a built in breakfast bar, gas central heating, two double glazed windows to rear, a built in storage cupboard and access to the rear garden via a uPVC door to rear.

First Floor

Landing

With a double glazed window to side, access to all rooms on the first floor and a loft hatch with drop down ladder.

Bedroom One

10'9" x 12'1"

A generous main double bedroom with a number of built in wardrobes, a gas central heating radiator and a double glazed window to front offering a view across the cul-de-sac green to front.

Bedroom Two

10'9" x 7'10"

A second double bedroom with a gas central heating radiator and a double glazed window to rear overlooking the rear garden.

Bedroom Three

6'10" x 9'2"

The third bedroom comprises a double glazed window to front, a gas central heating radiator and a built in wardrobe with sliding mirror doors, currently used as a home office but would also be ideal for a young/small child.

Bathroom

A fully tiled bathroom with a three piece suite consisting of a walk in double shower cubicle, a wash hand basin, a w/c, a double glazed window to rear and gas central heating.

Attic Room

Accessed via a drop down ladder and loft hatch with power, lighting, a Velux window, laminate flooring and under the eaves storage, ideal for an occasional bedroom/office/playroom and/or storage.

External

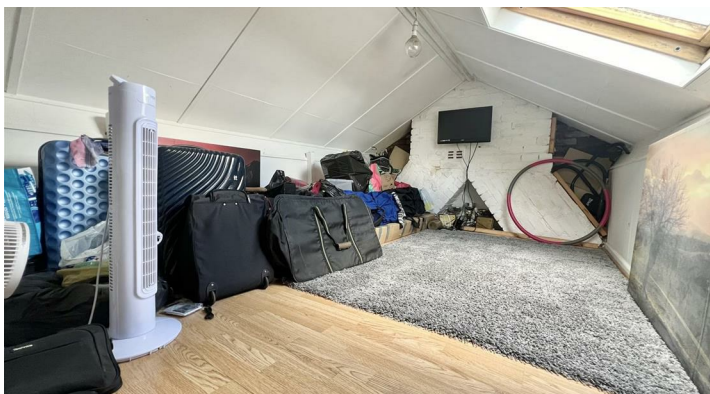
The property enjoys gardens to both front and rear, with off-street parking to the side leading to

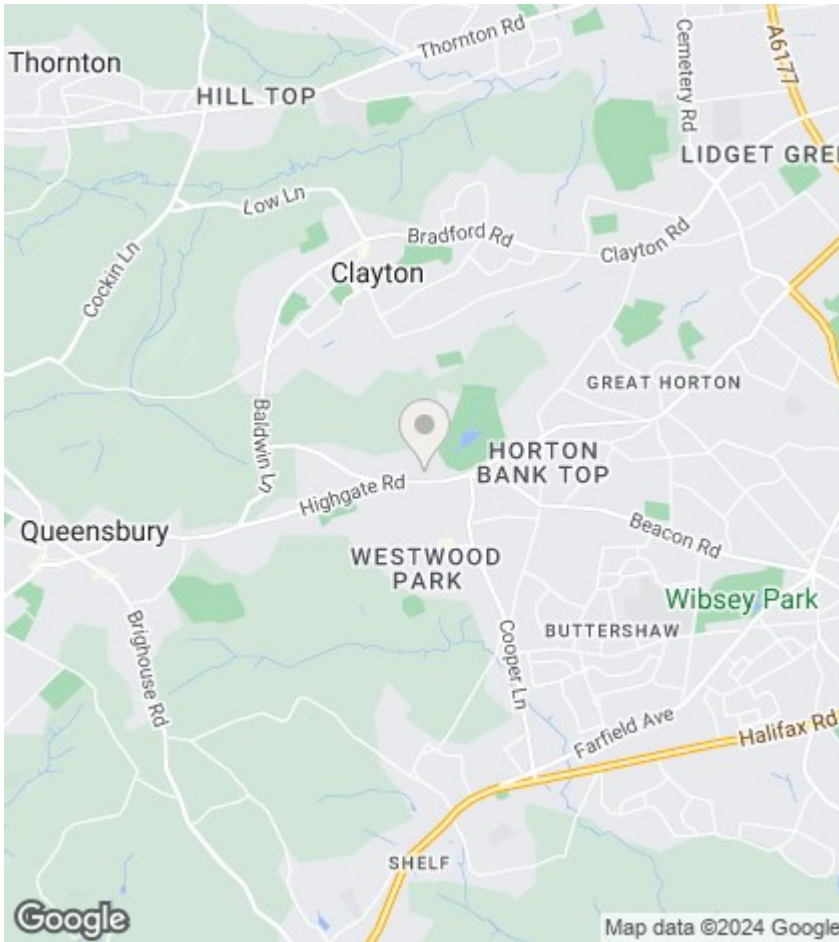
a detached garage. The front garden is low maintenance with mature garden borders for privacy. The rear garden is fully enclosed and comprises a patio seating area, a decked area with pergola shelter over, a laid to lawn garden with flower beds and mature garden borders. The driveway to side offers ample off-street parking with a detached garage with power and lighting, providing further storage with its own loft space.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

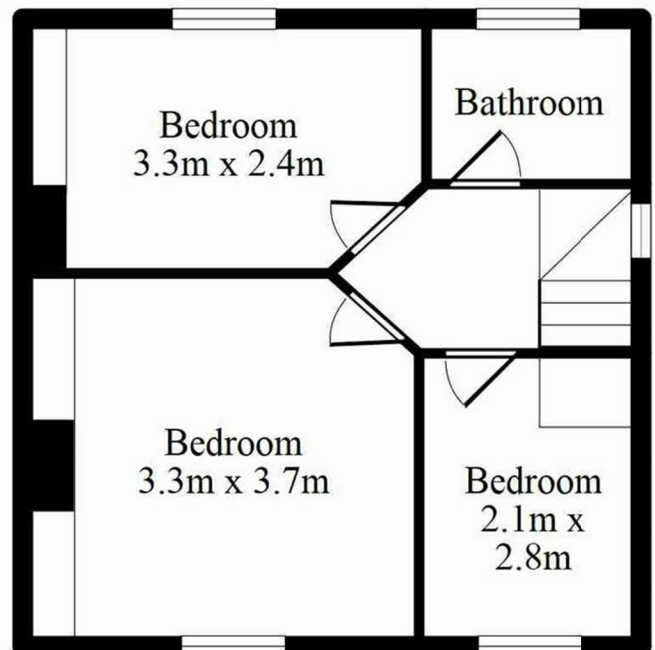
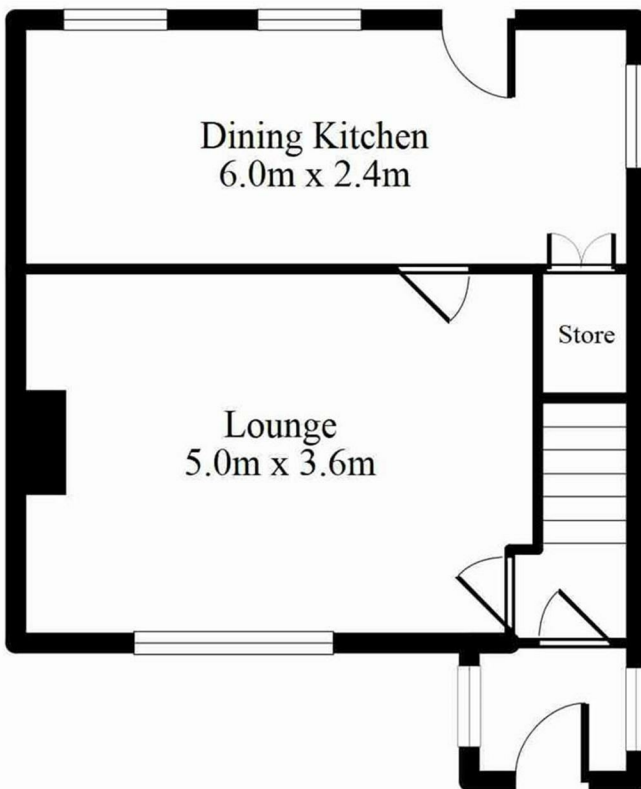
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024