

# Lincoln Grove, Roberttown,

£209,950

\* SEMI DETACHED DORMER BUNGALOW \* THREE BEDROOMS \* MODERN SHOWER ROOM \*

\* NO ONWARD CHAIN \* GARDENS & GARAGE \* SOUGHT AFTER LOCATION \* LARGE MASTER BEDROOM \*

Occupying a popular cul-de-sac setting and available with vacant possession, is this delightful three bedroom semi detached dormer bungalow.

Benefits from gas central heating, upvc double glazing and alarm system. \\

The accommodation would suit a young family or someone downsizing and briefly comprises reception hall, light oak effect fitted kitchen, lounge, shower room and two bedrooms, together with a good sized master bedroom having fitted wardrobes to the first floor.

To the outside there are gardens, block paved drive and garage.







# **Reception Hall**

With radiator.

## Lounge

18'2" x 10'8" (5.54m x 3.25m)

With a coal effect electric fire in feature fireplace surround, radiator.

#### Kitchen

14'2" x 7'2" (4.32m x 2.18m)

Light oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, part tiled walls and radiator.

### **Shower Room**

Three piece modern suite, tiled walls and heated towel rail.

### **Bedroom One**

12'6" x 9'6" (3.81m x 2.90m)

With fitted wardrobes, drawers and dresser, radiator.

#### **Bedroom Two**

8'2" x 8'2" (2.49m x 2.49m)

With radiator.

## **First Floor**

## **Bedroom Three**

16'2" x 8'9" extending to 15'11" (4.93m x 2.67m extending to 4.85m) With fitted wardrobes and radiator.

#### **Exterior**

To the outside there are gardens to both front and rear, block paved drive and garage.

## **Directions**

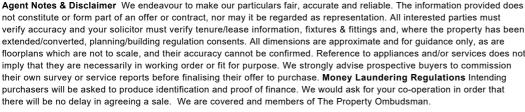
From our office in Cleckheaton town centre proceed right onto Bradford Rd/A638, continue straight to stay on A638, turn right onto Leeds Rd/A62, turn right onto Lumb Ln, left onto Lincoln Ave, left onto Lincoln Grove and the property will be seen displayed via our For Sale board.

## **TENURE**

**FREEHOLD** 

# **Council Tax Band**

C



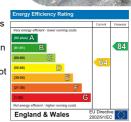


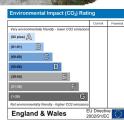












8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk









