



## Lynfield Drive - REF TN, Heaton, Bradford, BD9 6DX

- FIRST TIME BUYERS / INVESTORS
- GROUND FLOOR WC
- DOUBLE GLAZING
- LOCATED IN HEATON
- COUNCIL TAX BAND A
- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- GROUND FLOOR BATHROOM
- GAS CENTRAL HEATING
- FRONT AND REAR GARDENS
- EPC RATING GRADE D

**Offers In The Region Of £130,000**



# Lynfield Drive - REF TN, Heaton, Bradford, BD9 6DX - Offers In The Region Of £130,000

## DESCRIPTION

HUNTERS BRADFORD PRESENTS - LYNFIELD DRIVE - BD9

FIRST TIME BUYERS / INVESTORS - THREE-BEDROOM SEMI-DETACHED FAMILY HOME - GROUND FLOOR WC - GROUND FLOOR BATHROOM - DOUBLE GLAZING - GAS CENTRAL HEATING - LOCATED IN HEATON - FRONT AND REAR GARDENS - COUNCIL TAX BAND A - EPC RATING GRADE D

### GROUND FLOOR

Enter the hallway, there are stairs to the first floor and a door to access the lounge. The lounge is well presented with a gas fireplace and a door to access the kitchen. The kitchen has both wall and base units, gas hob / oven, there are doors to the bathroom and hall leading to a cupboard and ground floor WC. The bathroom has a bath and sink. The WC has a WC and sink.

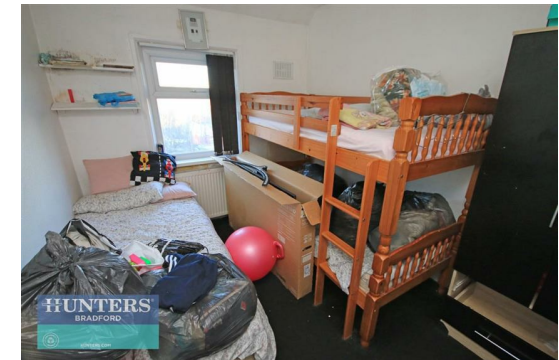
### FIRST FLOOR

The landing is lit by a window and gives access to all three bedrooms. Bedroom 1 is a double room to the front, with an over the stairs cupboard. Bedroom 2 is a double room overlooking the rear. Bedroom 3 is a single room overlooking the rear.

### EXTERNAL

The property has both a front garden and a good size rear garden.

Located in Heaton the property has close access to BRI hospital, local schools and shops.





GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

### Viewings

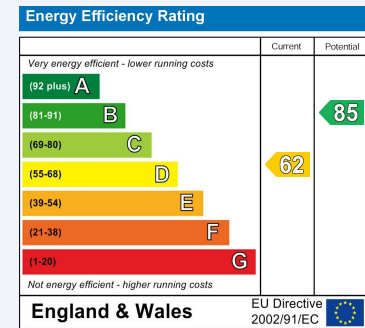
Please contact [bradford@hunters.com](mailto:bradford@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

