



Lynfield Drive, Heaton, Bradford, BD9 6ET

- FIRST TIME BUYERS / INVESTORS
- DOUBLE GLAZING
- LOCATED IN HEATON
- DRIVEWAY PARKING
- COUNCIL TAX BAND A
- KITCHEN DINER
- GAS CENTRAL HEATING
- GARDENS FRONT AND REAR
- CLOSE TO SCHOOLS
- EPC RATING GRADE D

Asking Price £130,000



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DESCRIPTION

HUNTERS BRADFORD PRESENTS - LYNFIELD DRIVE - HEATON - BD9

*** CASH BUYERS ONLY ***

FIRST TIME BUYERS / INVESTORS - KITCHEN DINER - DOUBLE GLAZING
- GAS CENTRAL HEATING - LOCATED IN HEATON - THREE-PIECE
BATHROOM SUITE - DRIVEWAY PARKING - GARDENS FRONT AND REAR
- CLOSE TO SCHOOLS - COUNCIL TAX BAND A - EPC RATING GRADE D

GROUND FLOOR

Enter the hallway, there are stairs to the first floor and doors to access the lounge, the lounge has an electric fireplace and leads through to the kitchen/diner. The kitchen has both wall and base units, space for a dining table, connections for a gas cooker., and plumbing for a washing machine. To the side is a door to access a small hall where there are two floor-to-ceiling cupboards, one has the boiler and the other for storage. Some buyers may wish to use this space to extend the kitchen or create a ground floor WC.

FIRST FLOOR

From the landing there is access to all three bedrooms and the family bathroom. Bedroom 1 is a double room over the rear. Bedroom 2 is a double room and overlooks the front. Bedroom 3 is a single room overlooking the rear.

EXTERNAL

The property has garden areas to both the front and rear, with the rear having a lawn, garden shed and fencing. Parking is provided by a driveway to the front.

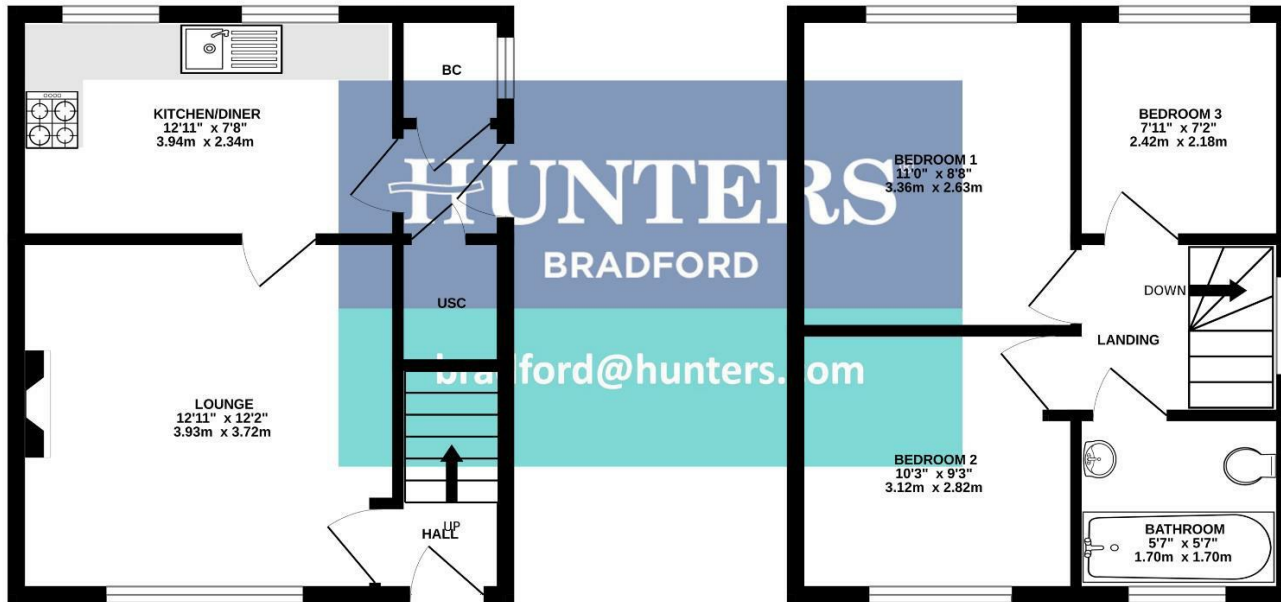
Close to local schools, transport links and other amenities.





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.
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Viewings

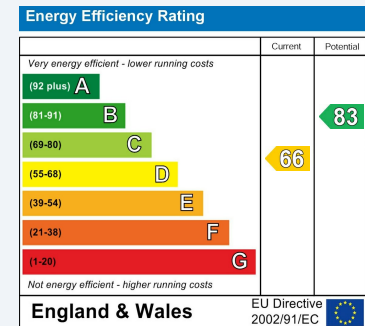
Please contact bradford@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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