





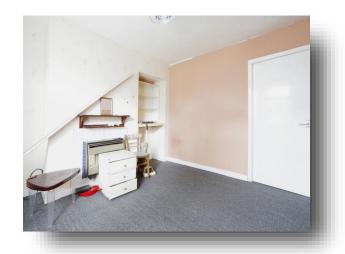




## welcome to

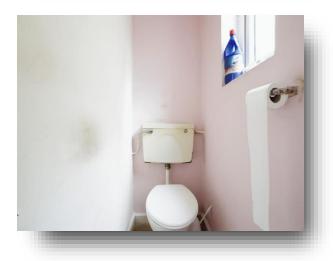
# **Lynfield Drive, Bradford**

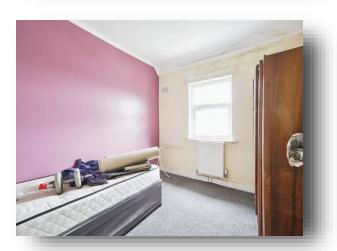
Three bedroom semi-detached home located in the popular residential location of BD9. Close to local schools and the BRI. Externally the property has turfed gardens to the front and rear. Available with no upper chain. Energy Rating: D. \*\*GUIDE PRICE £150,000\*\*













## **Entrance Hall**

The entrance hall has a double glazed uPVC door to the front.

## Lounge

12' x 11' (3.66m x 3.35m)

The lounge has a central heating radiator and double glazed window to the front.

#### Kitchen

13' x 7' (3.96m x 2.13m)

The kitchen has a range of wall and base units with complementary work surfaces, gas hob and oven, stainless steel sink, central heating radiator and two double glazed windows to the rear.

#### Wc

The WC has a double glazed window to the side.

## Landing

The landing has a double glazed window to the side.

#### **Bedroom One**

10' x 9' (3.05m x 2.74m)

Bedroom one has a central heating radiator and double glazed window to the front.

#### **Bedroom Two**

10' 11" x 8' ( 3.33m x 2.44m )

Bedroom two has a central heating radiator and double glazed window to the rear.

## **Bedroom Three**

7' x 7' ( 2.13m x 2.13m )

Bedroom three has a central heating radiator and double glazed window to the rear.

## **Bathroom**

The bathroom has a white three piece suite comprising: bath, wash hand basin, W.C. central heating radiator and double glazed window to the side.

#### **External**

Externally the property has turfed gardens to the





front and rear.

## welcome to

# Lynfield Drive, Bradford

- Three bedroom semi-detached house
- Garden to the front and rear
- Located in a popular residential location
- Close to local schools and BRI
- uPVC DG & GCH

Tenure: Freehold EPC Rating: D

£150,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP109435



Property Ref: SHP109435 - 0014 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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