









welcome to

Lynfield Drive, BRADFORD

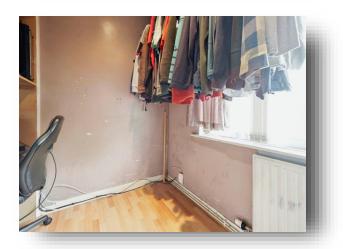
Sat on a generous larger than average plot is this three bedroom semi detached with an occasional loft room. Available with no upper chain! The properties land could be extended (subject to relevant planning permission). Driveway parking to the front! uPVC DG & GCH. Energy Rating: D

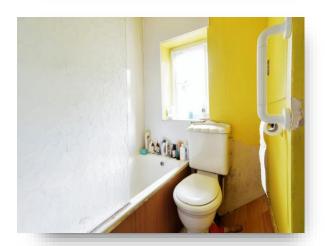












Entrance Hall

A uPVC double glazed door leads into the entrance hall with staircase rising to the first floor landing and a door into the living room.

Living Room

12' 8" x 12' 1" (3.86m x 3.68m)

An inglenook fireplace housing a log burning stove, uPVC double glazed window and central heating radiator. Door into the kitchen.

Kitchen

13' x 7' 11" (3.96m x 2.41m)

A range of wall and base units with complementary work tops and splash back tiling. Plumbing for a washing machine and dishwasher. Connection for a free standing gas cooker. Door into the W.C and a uPVC double glazed window overlooking the rear garden.

W.C

Fitted WC.

First Floor Landing

Access into the three bedrooms and bathroom with staircase rising to the second floor landing.

Bedroom One

11' 5" \times 8' 5" ($3.48m \times 2.57m$) uPVC double glazed window and central heating radiator.

Bedroom Two

 $8^{\prime}~x$ 7^{\prime} $2^{\prime\prime}$ (2.44 m~x 2.18 m)

uPVC double glazed window and central heating radiator.

Bedroom Three

8' 5" \times 5' 8" (2.57m \times 1.73m) uPVC double glazed window and central heating radiator.

Bathroom

A white three piece suite comprising bath with shower over, WC and a wash hand basin. uPVC

double glazed frosted glass window.

Occasional Loft Room

11' 2" x 11' 4" (3.40m x 3.45m) Velux window and central heating radiator.

Exterior

Off street driveway parking to the front and a good size rear garden.





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Lynfield Drive, BRADFORD

- Three bedroom semi detached
- Occasional loft room
- Driveway parking
- Larger than average rear garden
- UPVC double glazing & gas central heating

Tenure: Freehold EPC Rating: D

offers over

£180,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/SHP110129



Property Ref: SHP110129 - 0008 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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