



Lichfield Mount, Kings Park,

£170,000

**** SEMI DETACHED ** TWO BEDROOMS ** IDEAL STARTER HOME ** CUL-DE-SAC LOCATION **
** POTENTIAL TO EXTEND (STPP) ** GARDENS, GARAGE & PARKING ****

A great starter home or ideal for the downsizer!

Boasts long distance views across the valley, is this delightful two bedroom semi detached house.

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

The accommodation briefly comprises entrance porch, lounge, kitchen, two bedrooms and bathroom.

To the outside there are large gardens, outhouse, garage and parking.



Entrance Porch

Kitchen

11'6" x 6'4" (3.51m x 1.93m)

With wall and base units incorporating stainless steel sink unit, oven and hob, plumbing for auto washer, radiator.

Lounge

13'1" x 11'8" (3.99m x 3.56m)

Having a modern pebble effect electric fire in feature fireplace surround, radiator.

First Floor Landing

Bedroom One

11'7" max x 8'7" (3.53m max x 2.62m)

With built in wardrobes and radiator.

Bedroom Two

11'8" x 6'6" (3.56m x 1.98m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there is a lawned garden to the front, driveway to the side leading to a detached garage, together with a larger enclosed landscaped garden to the rear.

Directions

From our office in Idle take the left at the roundabout at the bottom of the High Street into Idlecroft Road, take the right into Bradford Road and continue straight ahead at the Morrison roundabout and upon reaching Five Lane Ends roundabout take the third exit into Swain House Road, proceed into Kings Road. Take the right into Thorndale Rise, take the first right onto Gresham Avenue, take the first left onto Lichfield Mount and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85	(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	67	(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(13-38) F		(13-38) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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