



Lichfield Mount, Kings Road,

£205,000

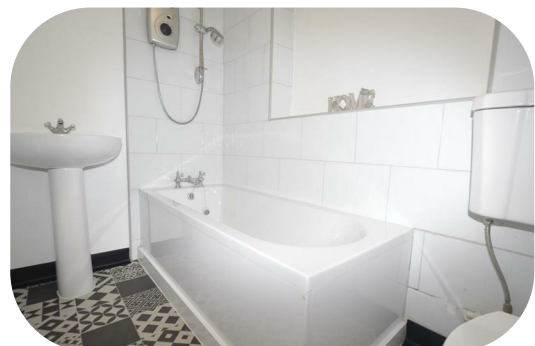
*** EXTENDED SEMI DETACHED BUNGALOW * THREE BEDROOMS * TWO BATH/SOWER ROOMS *
* REAR VIEWS * GARDENS & PARKING * CUL-DE-SAC * CONSERVATORY * MEZZANINE LEVEL ***

This extended semi detached bungalow offers flexible living for a variety of buyers.

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

The 'ready to move into' accommodation briefly comprises reception hall, lounge, fantastic open plan living/dining kitchen, utility/shower, conservatory, three bedrooms and a modern house bathroom with white suite. A mezzanine level has been converted to provide extra space for a variety of uses.

To the outside there are gardens, patio and parking.



Reception Hall

With two radiators and store cupboard.

Utility/Shower Room

With shower cubicle, low suite wc, pedestal wash basin, plumbing for auto washer.

Bedroom One

11'9" x 9'7" (3.58m x 2.92m)

With radiator and upvc double glazed French doors to conservatory.

Lounge

17'1" x 9'9" (5.21m x 2.97m)

With wood burner, stone fireplace, laminated wood floor, radiator.

Conservatory

8'10" x 14'5" (2.69m x 4.39m)

With laminated wood floor.

Bedroom Two

8'1" x 8'9" (2.46m x 2.67m)

With radiator and access to conservatory.

Bathroom

Three piece modern white suite, part tiled walls and heated towel rail.

Bedroom Three

8'8" x 8' (2.64m x 2.44m)

With radiator.

Dining Kitchen

10' x 14'4" (3.05m x 4.37m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel double oven and hob, integrated fridge freezer, dishwasher, radiator and patio doors to rear garden.

Mezzanine Floor

11'7" x 10'1" (3.53m x 3.07m)

With skylight. Variety of uses possible - playroom, office, storage, etc.

Exterior

To the outside there is a garden and parking to the front, together with a wood decked patio to the rear.

PLEASE NOTE

The photographs for the property were taken prior to the current tenant taking occupancy.

Directions

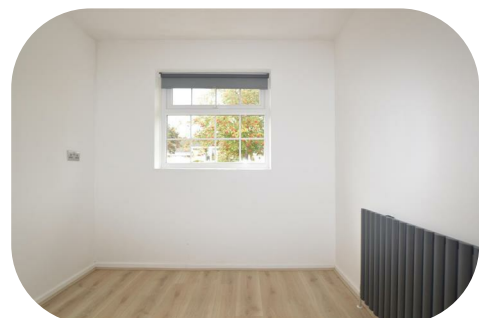
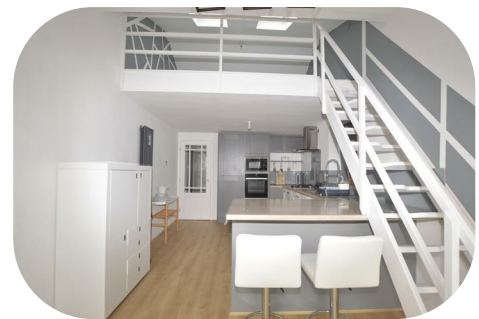
From our office in Idle village turn left onto Idecroft Road, turn right onto Bradford Road and proceed straight ahead at the Morrisons roundabout, at Five Lane Ends roundabout take the 3rd exit onto Swain House Rd, continue straight onto King's Rd, turn right onto Thorndale Rise, right onto Gresham Ave, left onto Lichfield Mount, turn right to stay on Lichfield Mount and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		95	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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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