Hamilton Bower
ESTATE AGENT

2 Linnhe Avenue, Bradford, BD6 2TQ
£130,000

TWO BEDROOM property ideally located with generously sized garden and off road parking in this popular residential location close to local schools and transport links. The property would suit a variety of potential purchasers and would be of particular interest to first time buyers. Internal viewing is essential to appreciate all that is on offer.

EPC RATING - C

COUNCIL TAX BAND - A

GROUND FLOOR

ENTANCE
Useful entrance area with laminate flooring and a generously sized storage cupboard.

LOUNGE
Pleasant living space with open staircase to the first floor. There are two double glazed windows to front and side aspects allowing the room to flood with an abundance of natural light. Laminate flooring, central heating radiator and a gas fire set within a decorative surround.

KITCHEN
The kitchen has a range of wall and base units to three sides with a contrasting work surface over which incorporates a stainless steel sink and mixer tap. There is an electric oven with hob over. Plumbing for a washing machine, laminate flooring and a double glazed window.

FIRST FLOOR

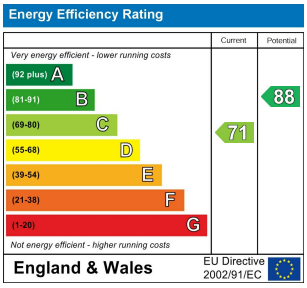
LANDING
Access via pull down ladder to part boarded loft space. Storage cupboard.

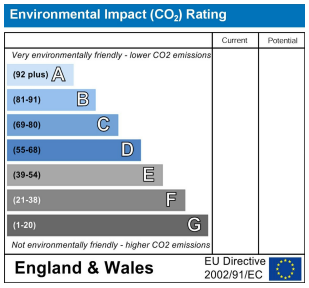
BEDROOM
Dual aspect bedroom with double glazed windows to both front and side elevations. Central heating radiator.

BEDROOM
The second bedroom has a double glazed window, central heating radiator and built in storage.

BATHROOM
Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and a bath with hand held shower attachment. Double glazed windows.

EXTERNAL
The property sits on a good size plot with enclosed gardens to front and side. The garden has various vantage points to enjoy the outdoors and has ample space for children to play. There are patio, decking, artificial turf and pebbled areas. To the side of the property there is a driveway providing off road parking.


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
88
England & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
EU Directive 2002/91/EC