



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



**Viewing arrangements**

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com

**Directions**

See mapping.

**Lingdale Road, Bradford, BD6 2NX**  
**Offers In Excess Of £190,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Lingdale Road, Bradford, BD6 2NX

 1  3  1

Three Bedroom Semi-Detached House \*\*\* Potential To Extend STPP \*\*\* Modern Kitchen And Bathroom. Welcome to this well-presented three-bedroom semi-detached house located at Lingdale Road, Bradford, BD6 2NX. This charming property is situated in a sought-after area, conveniently close to local schools, shops, and various amenities, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious lounge/diner, perfect for both relaxation and entertaining. The lounge features a cosy gas fire, creating a warm atmosphere for family gatherings. The kitchen is modern and well-equipped, boasting fitted wall and base units, an integrated dishwasher, a gas hob with an extractor hood, and space for additional appliances.

The first floor comprises three comfortable bedrooms, providing plenty of space for family or guests. The family bathroom is thoughtfully designed, featuring a bath with a shower over, a

hand wash basin, and a separate WC for added convenience. Additionally, there is a loft room that can serve as an occasional bedroom or a versatile space for your needs, complete with a Velux window and eaves storage.

Outside, the property offers parking for many vehicles on the driveway, along with a low-maintenance garden at the front. The generous enclosed rear garden presents an excellent opportunity for outdoor enjoyment and potential for extension, subject to planning permission.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings

Well presented three bedroom semi-detached house in sought after location close to local schools, shops and amenities.

Rating authority  
Borough Council Tax Band A

Services

INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES ETC. WW Estates introduce to Mortgage Source Ltd, who are authorised and regulated by the Financial conduct Authority.

Tenure  
Freehold