



## Lichfield Mount

Bradford, BD2 1NX

Guide Price £140,000

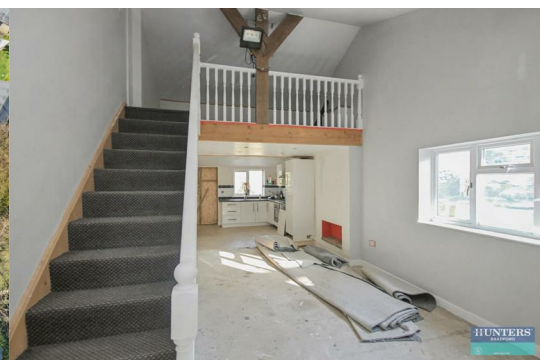
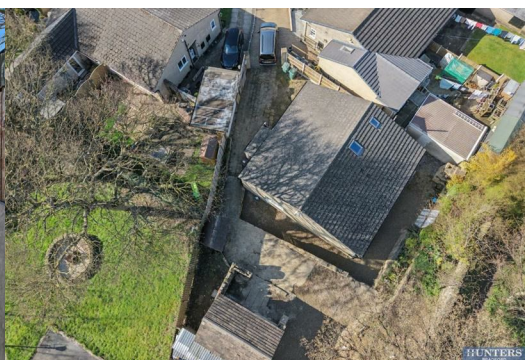


This three-bedroom detached house is **\*\*for sale\*\*** in a sought-after residential area of Bradford, offering a solid layout and scope for modernising. The property includes an open-plan reception room, a mezzanine level and a open plan kitchen, providing flexible space for everyday living and entertaining. There are two bathrooms and a w/c, two double bedrooms and one single bedroom, together with the benefit of off-street parking and a single garage.

The location provides convenient access to local amenities, including everyday shops, services and cafés found in the surrounding Bradford 2 district. Nearby schools serve the local community, making this an option to consider for households needing access to education within reasonable reach.

Residents can enjoy a range of green spaces and nearby parks, as well as established walking routes in and around the area, offering opportunities for regular exercise and leisure.

Land to the side of the property is on a separate title deed but is included in the sale.



## GROUND FLOOR

Hallway

Shower Room

Living Area -Open Plan 12'1" x 17'1" (3.69 x 5.22)

Kitchen- Open Plan 12'2" x 11'10" (3.71 x 3.62)

Bedroom One 13'10" x 13'8" (4.22 x 4.17)

EnSuite 3'7" x 9'7" (1.11 x 2.93)

Bedroom Two 8'9" x 13'9" (2.68 x 4.21)

Bedroom Three 9'2" x 10'11" (2.80 x 3.34)

Family Bathroom 7'1" x 7'10" (2.18 x 2.39)

## SECOND FLOOR

Office 11'11" x 7'4" (3.64 x 2.26)

Occasional Room 9'1" x 15'8" (2.79 x 4.79)

W/C 5'6" x 9'1" (1.68 x 2.79)

### Disclaimer

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

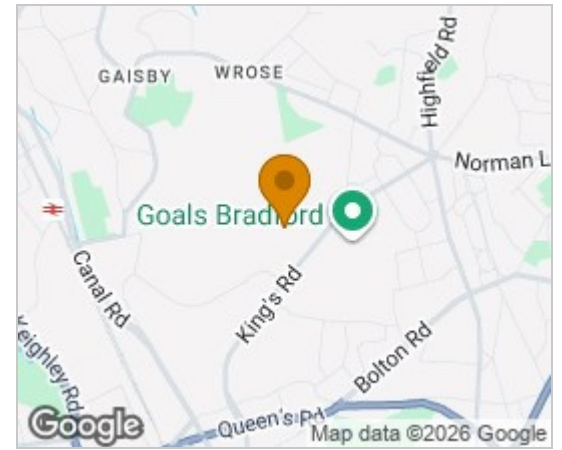
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding.

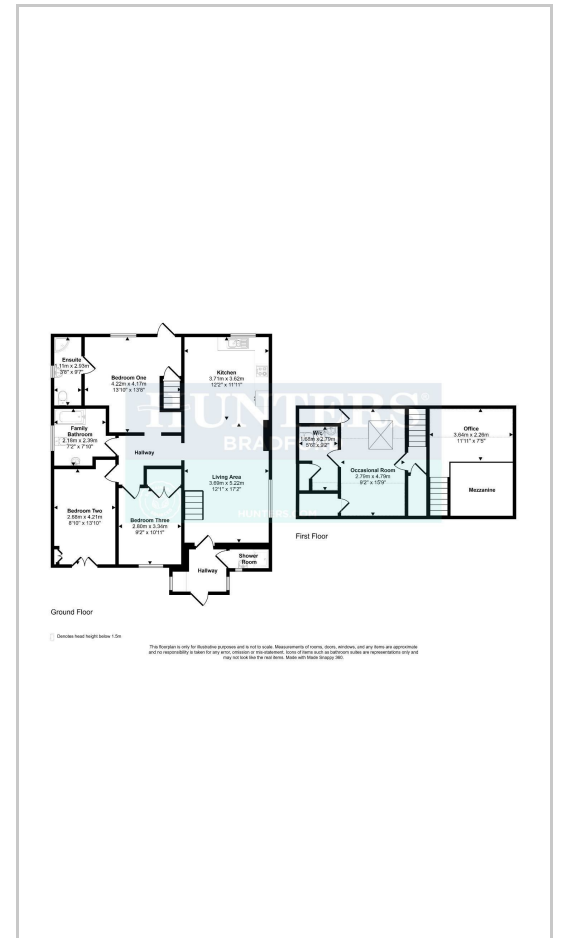
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

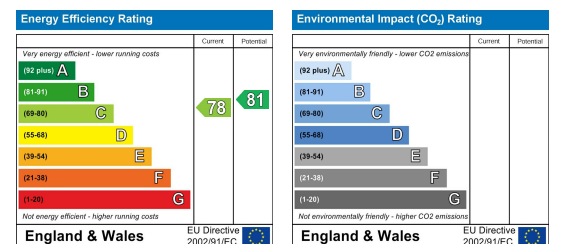
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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