



**1 Lingdale Road, Bradford, BD6 2NS**  
**£895 Per Calendar Month**

A splendid and well presented THREE BEDROOM SEMI DETACHED family home ideally located close to the local Primary School and transport links. The property benefits from spacious room sizes, pleasant gardens off road parking and plentiful storage options.

EPC RATING - TBC

COUNCIL TAX BAND - A

## GROUND FLOOR

### ENTRANCE

### STORAGE ROOM

Useful storage area.

### INNER HALLWAY

### LOUNGE

Main reception space with a sliding door opening to the front garden.

### DINING KITCHEN

Modern fitted wall and base units to two sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Double glazed window and door to rear garden.

## FIRST FLOOR

### LANDING

### BEDROOM

Double bedroom with two double glazed windows and built in storage.

### BEDROOM

Double bedroom to the front elevation with a double glazed window.

### BEDROOM

Good size third bedroom to the rear elevation.

### BATHROOM

Well appointed shower room with a large walk in shower area. Wc and wash basin combination unit.

### EXTERNAL

Enclosed garden to the rear and off road parking to the front.

| 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 |         |                                                                                                              |
| England & Wales                             |         | EU Directive<br>2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                                              |
|-----------------------------------------------------|---------|--------------------------------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                                                    |
| Very environmentally friendly - lower CO2 emissions |         |                                                                                                              |
| (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 environmentally friendly - higher CO2 emissions |         |                                                                                                              |
| England & Wales                                     |         | EU Directive<br>2002/91/EC  |