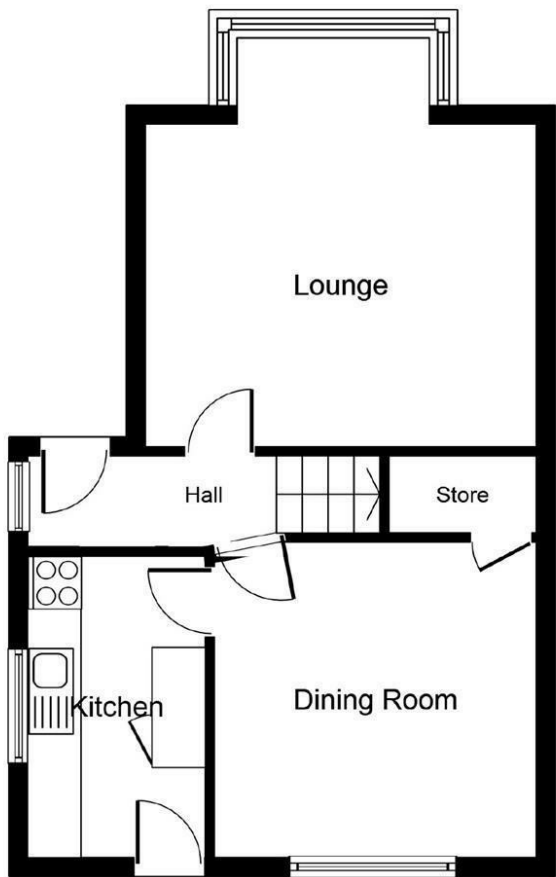
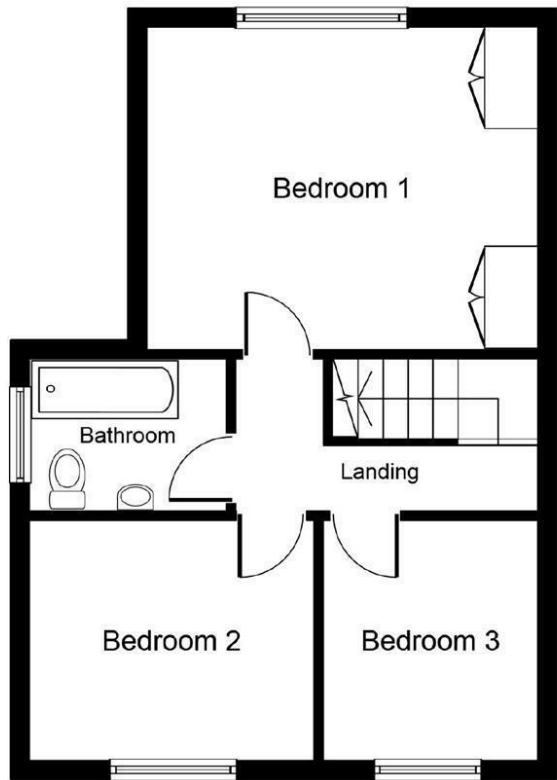




Ground Floor



First Floor

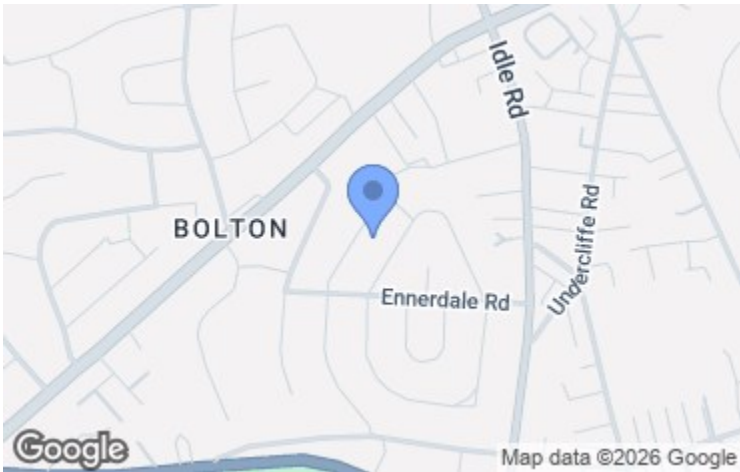
54 Lodore Road, BD2 4JH NOT TO SCALE For layout guidance only



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		
England & Wales	EU Directive 2002/91/EC	

Viewing arrangements

Strictly by appointment through WW Estates
01274 627444
sales@wwstateagents.com



Directions

See Mapping.



Lodore Road, Bradford, BD2 4JH
Offers In The Region Of £190,000

359 - 361 Idle Road, Bolton Junction, Bradford, BD2 2AH | 01274 627444 | sales@wwstateagents.com | www.wwstateagents.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.

Lodore Road, Bradford, BD2 4JH

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**** 3 BEDROOMS ** SEMI-DETACHED FAMILY HOME ** NEW KITCHEN ** POPULAR RESIDENTIAL LOCATION ** ENCLOSED REAR GARDEN ** POTENTIAL TO EXTEND S.T.P.P. ****
A three-bedroom semi-detached house presenting an excellent opportunity for first-time buyers and young families alike, offered to the market with no onward chain. The property has recently undergone a comprehensive schedule of modernisation including a new kitchen, bathroom, re-plaster, re-decoration and flooring.

Upon entering, you are greeted by a welcoming entrance hall that leads to a light and airy lounge, adorned with neutral decor and carpeted flooring, creating a warm atmosphere. The open-plan dining kitchen at the rear is a standout feature, boasting a brand-new modern kitchen fitted with sleek white gloss units, an electric hob, and an integral double oven. The kitchen also includes a breakfast bar and ample space for a family dining table, making it perfect for entertaining. Additional conveniences such as under-stairs storage and plumbing for appliances enhance the functionality of this delightful space, which also provides access to the private rear garden.

The first floor comprises a spacious main double bedroom, complete with neutral decor and a window overlooking the rear garden. Two further generously sized bedrooms, also neutrally decorated, offer comfortable living spaces for family or guests. The family bathroom is fully tiled and features a modern three-piece suite, including a bath with an electric shower over, a wash hand basin, and a W.C.

Externally, the property boasts a charming front garden with mature shrubs and bushes, complemented by steps leading to the main entrance. The rear garden features a patio area, perfect for outdoor relaxation, and a private garden with fenced borders, providing a peaceful retreat.

This property is not only beautifully presented but also conveniently located, making it an ideal choice for those seeking a comfortable family home in Bradford.



Fixtures & fittings Refurbished three bedroom semi-detached family home with potential to extend subject to planning permission.	Services INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates introduce to Home Wallace Finance Ltd, who are authorised and regulated by the Financial Conduct Authority.
Rating authority Borough Council Tax Band C	Tenure Freehold