



**R&B**  
ESTATE AGENTS

11, Broyd  
View, Lancaster, LA1 4WF

11, Broyd View, , Lancaster

## The property at a glance 2 1 1

- Mid Terraced Town House
- Two Double Bedrooms
- Spacious Reception Rooms
- Enclosed Rear Garden
- Quiet Cul-de-sac Location
- Walking Distance To City Centre, Hospital, GP surgeries and, Schools
- Off Street Parking
- Property Band: B
- EPC: D
- Offered With No Chain Delay

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GET IN TOUCH TODAY  
01524 889000  
[lancaster@rbestateagents.co.uk](mailto:lancaster@rbestateagents.co.uk)  
[www.rbestateagents.co.uk](http://www.rbestateagents.co.uk)

**£150,000**



# Get to know the property



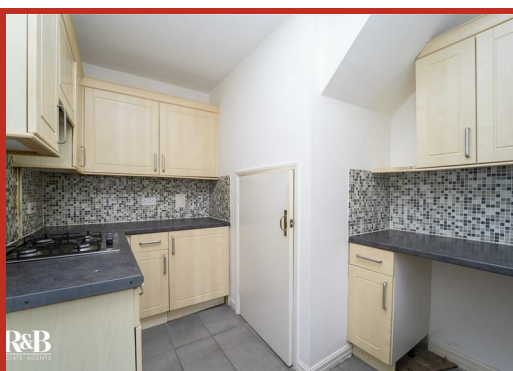
Welcome to this charming mid-terrace house located in the desirable area of Broyd View, Lancaster. This delightful property offers a comfortable living space, making it an ideal home for couples, small families, or those seeking a peaceful retreat.

As you enter, you are greeted by a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The house features two well-proportioned bedrooms, each offering a tranquil space to unwind after a long day. The bathroom is conveniently located, ensuring ease of access for all residents. The property benefits from a parking space, a valuable asset in this sought-after area.

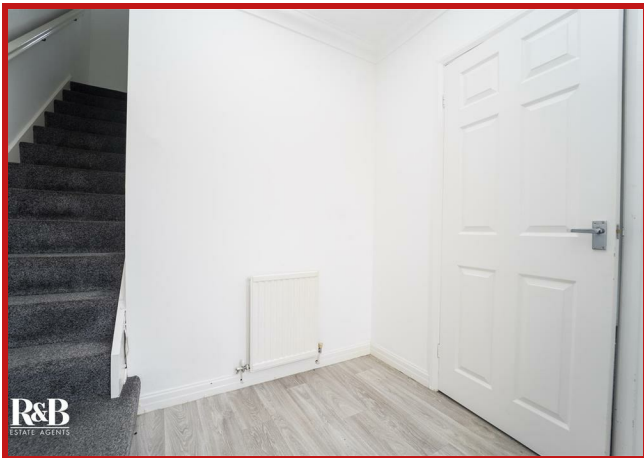
Situated close to local amenities, you will find everything you need within easy reach, including shops, schools, parks, hospital and transport links making this location both convenient and family-friendly.

This mid-terrace house in Broyd View is a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Do not miss the chance to make this delightful property your own.

For further information, please contact the office at your earliest convenience.



# 11 Broyd View, Lancaster, LA1 4WF



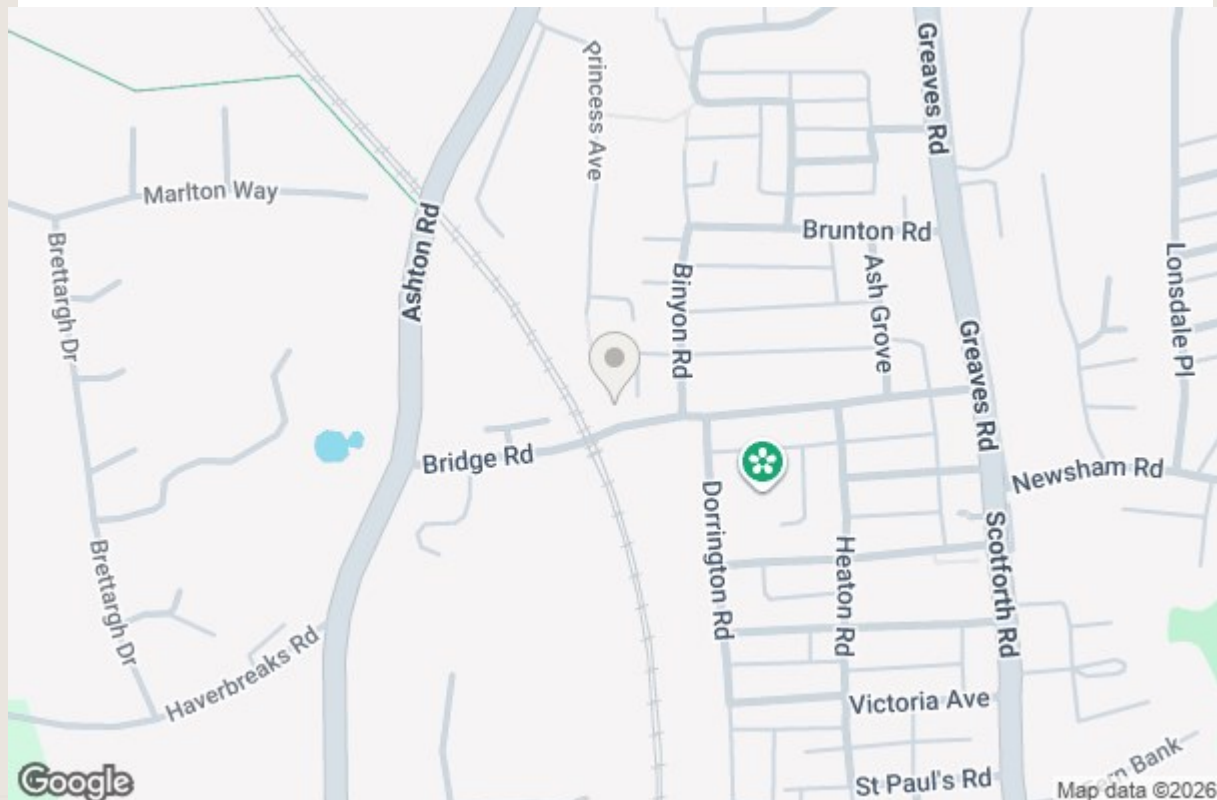
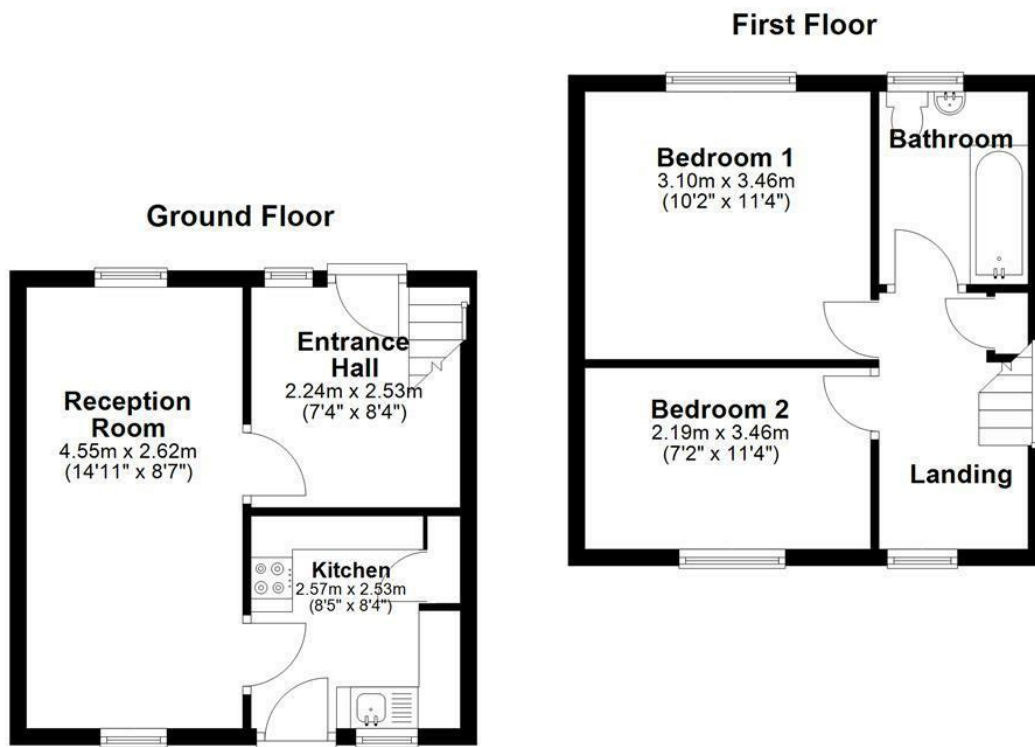
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# Take a nosey round



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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (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                             |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (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 CO <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |