

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	64	
(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@wwestateagents.com



Directions

See Mapping.



Lichfield Mount, Bradford, BD2 1NX
Offers In The Region Of £180,000

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

Lichfield Mount, Bradford, BD2 1NX

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**** 2 BEDROOMS ** TRUE BUNGALOW **
IMMACULATE FINISH THROUGHOUT **
QUIET CUL-DE-SAC LOCATION ** OFF-
STREET PARKING & GARAGE ** NO
ONWARD CHAIN **** Immaculately presented
two bedroom property situated off the ever
popular King's Road area & surrounded by
wealth of amenities and easy to access transport
links making it ideal to commute into town or
further afield.

The property briefly comprises; entrance
hallway with modern marble effect tiling and
central heating radiator, spacious lounge area
with modern neutral decor and feature panelled
wall, large picture window allowing plenty of
natural light, fitted gas flame fire. The dining-
kitchen is also tiled to match the downstairs
entrance, grey shaker style base & wall units
with complimentary work surfaces, gas hob
with overhead extractor fan & oven under,
space for fridge freezer, space for dishwasher,
storage cupboard & space for dining table &
chairs. The house bathroom comprises shower
cubicle, vanity hand wash basin, pushbutton

WC & fitted wall towel radiator.

The master bedroom is a generous double with
modern furnishings, including light oak,
mirrored wardrobes housing plenty of space for
storage. The second bedroom, also a double
includes immaculate carpet flooring and fitted
light oak wardrobes.

Externally the property benefits from large
paved driveway with front lawn area. To the
rear of the property there is a paved patio area
with a low maintenance garden and plenty of
space for outdoor garden furniture. Additionally
an external garage is available for extra storage
and space to suit your needs.

UPVC Double Glazed and Central Heating.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Two bedroom Semi detached bungalow Sold With
No Onward Chain.

Rating authority
Borough Council Tax Band B

Services
INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME
BUYER - RE-MORTGAGES, INVESTORS & PROTECTION ETC. WW Estates
introduce to Altogether Financial Solutions Ltd, who are authorised and regulated
by the Financial Conduct Authority.

Tenure
Freehold