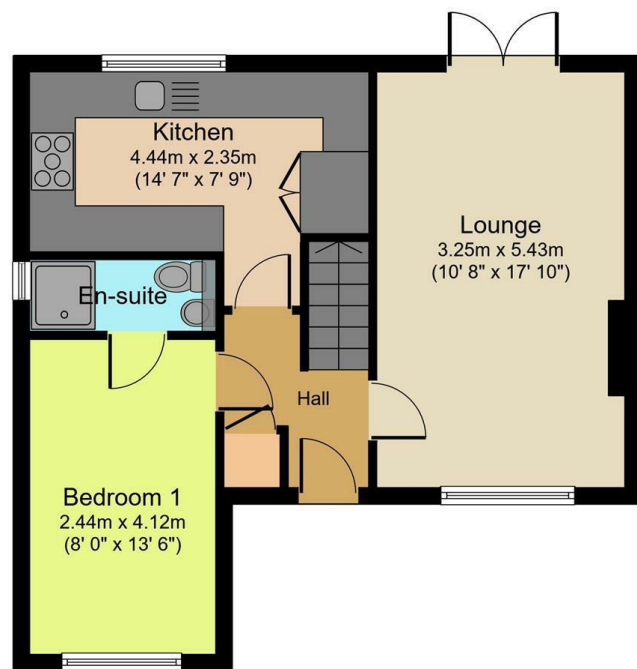


Lower Ground Floor



Ground Floor

Created using Vision Publisher™



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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 £240,000

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



**DETACHED ** IMMACULATEDLY PRESENTED **
3 BEDROOMS ** 2 BATHROOMS ** MODERN
KITCHEN ** STYLISH BATHROOM & EN-SUITE
** WONDERFUL VIEWS ****

Offering ready to move in accommodation & lovely views to the rear. The property is situated on the desirable Poplars Farm development just a stones throw away from local schools & ideally located for accessing both Leeds & Bradford.

Beautifully presented accommodation throughout briefly comprising: Composite door into entrance hall having fitted carpet and walk-in storage. Oak internal door into spacious lounge with feature stone surround and inset Nickle living flame effect fire, papered chimney breast with neutral décor, carpet flooring and PVCu French doors open to the raised balcony.

The modern kitchen is fitted with a range of gloss white base & wall units, inset Belfast sink with mixer tap, solid wood Butchers block worktops with mosaic tiled splashbacks. Range cooker with over extraction chimney and finished with recessed LED lighting and oak vinyl flooring. Ground floor master bedroom with modern light décor and

carpet flooring, en-suite shower with vanity sink unit and concealed system W.C.

Stairs provide access to the lower ground floor which houses 2 spacious double bedrooms, one with fitted wardrobes, both with feature papered walls, light contrasting décor and quality fitted carpet flooring. The house bathroom has a stylish Victorian 3 piece suite; comprising free standing roll top bath tub, chrome ball & claw feet and chrome telephone design taps with shower hose, hand wash pedestal sink, W.C. & finished with period wall paper and panelled walls.

Externally the property benefits from, front drive and laid lawn, rear raised balcony accessed via the French doors in the living room. The rear lower garden comprising of golden gravelled area with stepping stones, sizeable summer house, brick barbeque and enclosed by timber fencing.

The property benefits from PVCu windows & gas central heating throughout.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Beautiful Family Home Ready To Move Straight In.

Rating authority
Borough Council Tax Band C

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