




Total Area: 108.7 m² ... 1170 ft²  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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.



Livingstone Road, Bradford, BD2 1QD  
Offers In The Region Of £225,000

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.



Livingstone Road, Bradford, BD2 1QD

 2  3  1

**\*\* 3 BEDROOMS \*\* DORMER BUNGALOW \*\* SUPERB POTENTIAL \*\* NO ONWARD CHAIN \*\* EXTENSIVE VIEWS \*\*** This charming three-bedroom dormer bungalow presents an excellent opportunity for those seeking a family home with great potential. Set on a generous corner plot, the property boasts a substantial and secluded private garden, offering unrivalled views and a peaceful position.

An entrance porch that leads into a spacious hall, providing access to the lounge, kitchen, dining room, bedroom, and shower room. The lounge sits to the front aspect, naturally lit via a double glazed window and featuring a gas fire and neutral décor and carpeted flooring. The kitchen is equipped with a range of wall and base units, gas hob, space and plumbing for washing machine and fridge freezer, sink and drainer, tiled splash backs and flooring, window to front.

The second reception room serves as a delightful dining area, seamlessly connecting to a conservatory that overlooks the rear garden, perfect for enjoying family meals or entertaining guests. The ground floor also includes a double bedroom and a fully tiled shower room, ensuring

convenience for family living.

The first floor landing leads to a generous double bedroom in the rear dormer, which offers the potential for further conversion, along with stunning views over Bradford. An additional double bedroom sits adjacent, featuring a window that overlooks fields and a large storage cupboard, with capped plumbing that could easily be transformed into an en-suite bathroom.

The property enjoys off-street parking for multiple vehicles, leading to a garage with power & lighting. The low-maintenance front garden complements the fully enclosed rear garden, which is mainly laid to lawn and surrounded by mature plants, featuring patio seating areas, and a greenhouse.

Offered with no onward chain, this bungalow is conveniently located near local amenities, in the catchment for well-regards schools and sits on a desirable plot.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Deceptively Spacious 3 Bedroom Dormer Bungalow  
With Extensive Views & Superb Potential.

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