



£200,000

**\*THREE BEDROOMS\* \*TWO RECEPTION ROOMS\* \*QUIET CUL-DE-SAC LOCATION\* \*FAMILY HOME\* \*CLOSE TO LOCAL SCHOOLS & AMENITIES\* \*GARDENS\* \*GARAGE\* \*DRIVEWAY PARKING\***

Nestled in the tranquil cul-de-sac of Lodore Road, this charming family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, the property provides ample space for both relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in.

Additionally, the presence of a garage adds practicality, providing secure storage for vehicles or outdoor equipment. Along with gardens and driveway parking this isn't one to be missed.

One of the standout aspects of this property is its proximity to local schools and amenities. Families will appreciate the ease of access to educational facilities, ensuring that children can enjoy a short commute to school

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS

## Ladore Road, BD2

Approximate Gross Internal Area = 90.3 sq m / 972 sq ft  
(Including Garage)

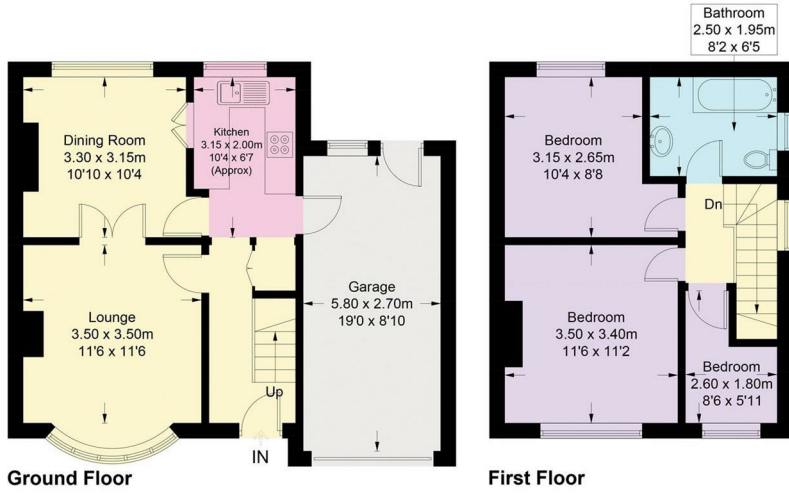


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1294504)



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.  
**IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.**  
 PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	78		66
EU Directive 2002/91/EC		EU Directive 2002/91/EC	