



138 Lynfield Drive, Bradford, West Yorkshire, BD9 6ET

NO CHAIN – Former local authority semi-detached in need of complete renovation. Currently providing **THREE BEDROOM** accommodation with gardens front and rear. Forming part of this increasingly popular area handy for schools and local amenities. Contact Robert Watts to arrange **YOUR VIEWING** today.

Offers Over £100,000

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ENTRANCE HALL

LIVING ROOM 12'8" x 12'3" (3.86m x 3.73m)

KITCHEN 8'5" x 7'9" (2.57m x 2.36m)

Selection of wall and base units, work tops, sink unit

BATHROOM - GROUND FLOOR Two piece white suite

REAR HALL WC off

LANDING Access to loft space

BEDROOM 1 13'2" (4.01) plus recess x 9'2" (2.8) max

BEDROOM 2 11'2" x 8'6" (3.4m x 2.6m)

BEDROOM 3 8'1" x 7'3" (2.46m x 2.2m)

OUTSIDE Gardens front and rear

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



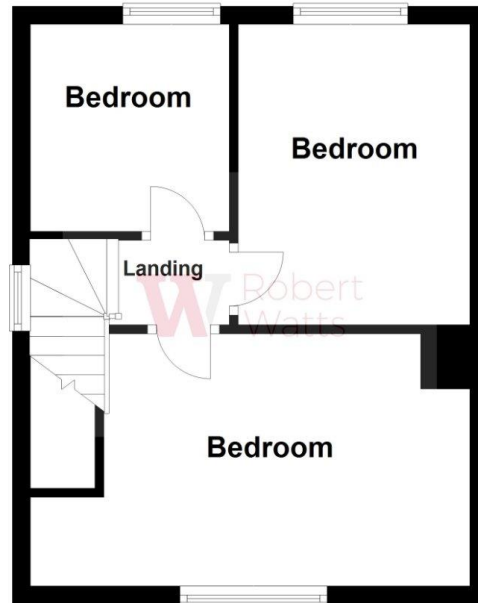
Ground Floor

Approx. 29.7 sq. metres (319.7 sq. feet)



First Floor

Approx. 30.5 sq. metres (328.6 sq. feet)



Please note this is a guide only and should not be relied upon for accurate measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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