



20 Lodore Road, Bradford, BD2 4HY

NO CHAIN - FAMILY SIZED SEMI-DETACHED – Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. NEW CARPETS and KITCHEN FLOORING – AMPLE DRIVE - GOOD SIZE GARAGE (electric roller door) Relevant appliances have been serviced by British Gas annually. Of likely appeal to a variety of buyers, especially young families as there is access to both Primary and Secondary Schools - along with local amenities a short walk away. Contact Robert Watts to arrange YOUR viewing today.

£185,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk
Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

20 Lodore Road, Bradford, BD2 4HY

COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALLWAY

LIVING ROOM 12'5" x 11'9" (3.78m x 3.58m)

French doors lead to dining room

DINING ROOM 11'3" x 10'5" (3.43m x 3.18m)

Patio doors lead to rear garden

KITCHEN 10'6" x 7'8" (3.2m x 2.34m)

Selection of wall and base units , work tops, sink unit , built in oven, hob and extractor, plumbed for washing machine - useful store pantry

LANDING Access to loft space

BEDROOM 1 11'9" (3.58) x 10'1" (3.07) plus robes

Built in wardrobes

BEDROOM 2 12'5" x 11'3" (3.78m x 3.43m)

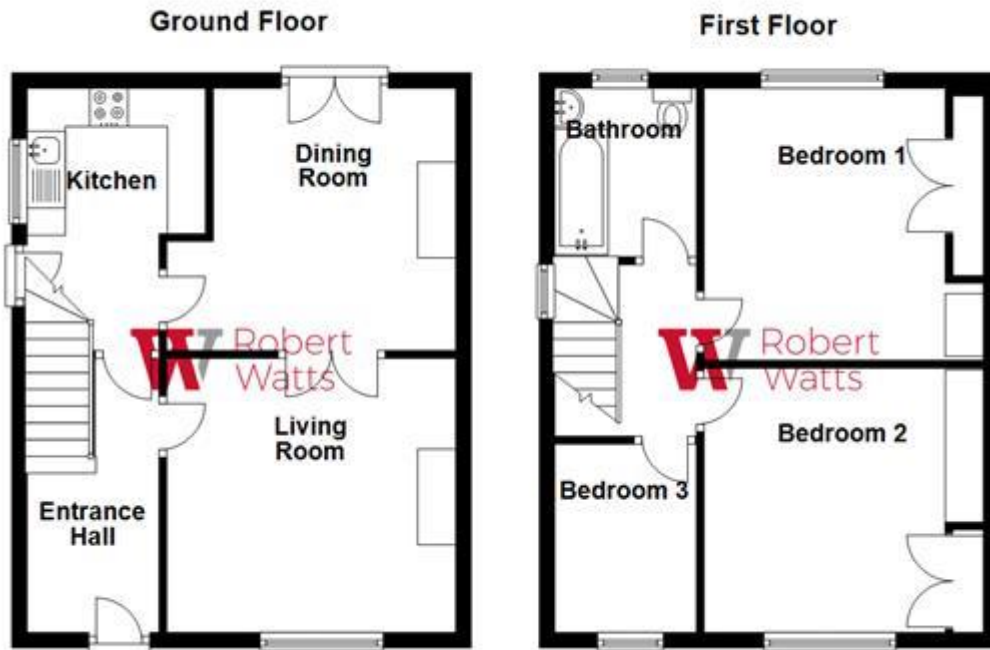
BEDROOM 3 8'9" x 6'4" (2.67m x 1.93m)

BATHROOM Three piece white suite, fitted over bath shower and screen , fully tiled walls

OUTSIDE Drive to good size garage (electric door) pleasant 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.





Please note this floor plan is not to scale and should not be relied on as a basis to let this property.
Plan produced using PlanUp

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 614804
 highfield@robertwatts.co.uk
 robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark