



## **163 Lynfield Drive, Bradford, W Yorkshire, BD9 6ET**

NO CHAIN – Former local authority semi-detached. Currently providing THREE BEDROOM accommodation with mature 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.

**£130,000**

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

**f** RWEstateAgents **t** @robertwatts\_

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# 163 Lynfield Drive, Bradford, W Yorkshire, BD9 6ET

**TENURE** Freehold

**COUNCIL TAX BAND** A

**ENTRANCE HALL**

**LOUNGE** 12'9" x 12'1" (3.89m x 3.68m)

**KITCHEN** 1'4" x 7'9" (0.4m x 2.36m)

Selection of wall and base units, worktops, under stairs store

**LANDING** Access to loft

**BEDROOM ONE** 8'3" x 9'2" (2.51m x 2.8m)

**BEDROOM TWO** 11'2" x 8'4" (3.4m x 2.54m)

**BEDROOM THREE** 8'2" x 7'2" (2.5m x 2.18m)

**BATHROOM/WC** 3 piece suite

**OUTSIDE** Mature gardens front and rear

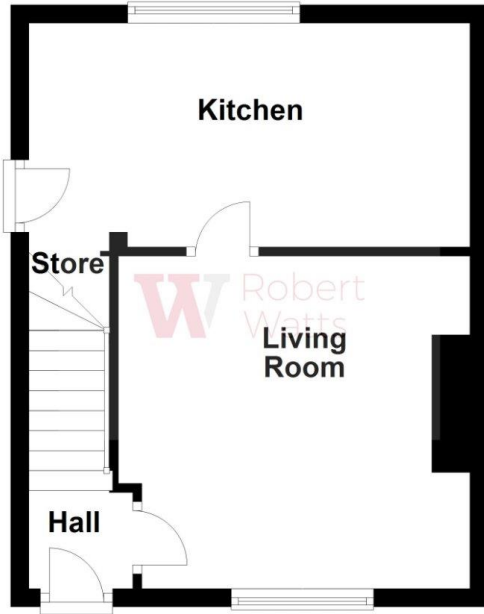
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.





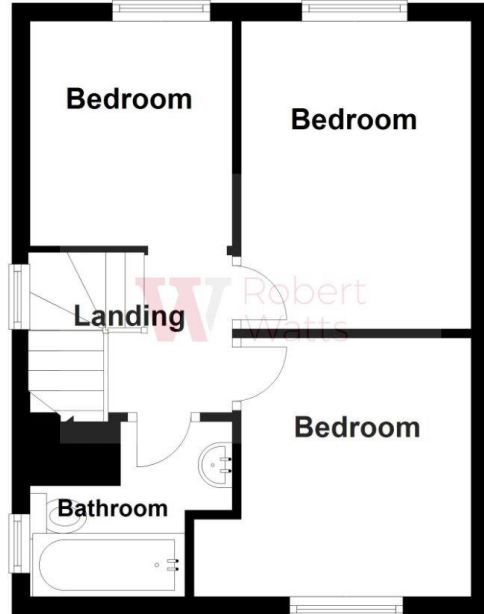
### Ground Floor

Approx. 30.5 sq. metres (328.2 sq. feet)



### First Floor

Approx. 31.0 sq. metres (333.9 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>80</b>
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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