



## 389 Livingstone Road, Bradford, BD2 1QD

NO CHAIN – enviable plot – stunning views. Here we have a SEMI-DETACHED currently providing FOUR BEDROOM accommodation, having been in the same family ownership for over five decades! A real opportunity here for new owners to make their own mark and add value. Versatile accommodation includes two bedrooms on the ground floor and two at first floor level, including a large dormer – the conservatory, drive, garage and good size rear garden further add to the appeal here. Contact Robert Watts to arrange YOUR VIEWING today.

**Offers Over £240,000**

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## **COUNCIL TAX Bradford**

Band C

## **TENURE** Freehold

**PLANNING PERMISSION/BUILDING REGULATIONS** N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

## **GROUND FLOOR**

**PORCH** Leads to

## **HALLWAY**

**SHOWER ROOM** Shower cubicle, WC and wash basin - fully tiled walls

**LIVING ROOM 14'1" (4.3) plus bay x 11'9" (3.58)**

Useful understairs store

**CONSERVATORY 11'5" x 7'7" (3.48m x 2.3m)**

Providing access to rear garden

**KITCHEN 8'3" x 8'2" (2.51m x 2.5m)**

Selection of wall and base units, work tops, sink unit, plumbed for washing machine

**BEDROOM 1/DINING ROOM 12'2" x 11'9" (3.7m x 3.58m)**

Patio doors lead to conservatory - useful store closet

**BEDROOM 2 9' x 8'4" (2.74m x 2.54m)**

## **FIRST FLOOR**

**DORMER BEDROOM 3 19'8" x 9' (6m x 2.74m)**

NB no central heating radiator - long distance views

**BEDROOM 4 11'7" x 10'2" (3.53m x 3.1m)**

Walk in store room - clear potential to add en-suite

**OUTSIDE** Imprint drive leads to garage, good size mature gardens

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.

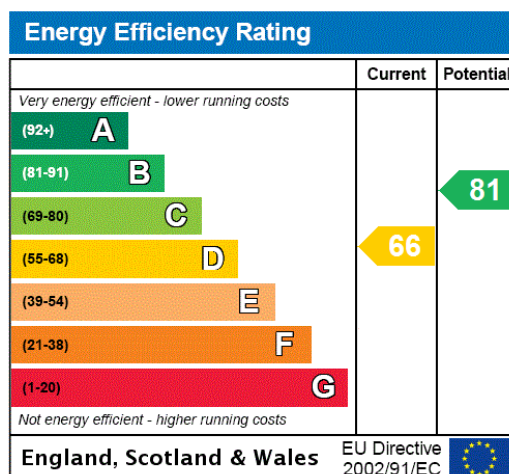






Total Area: 108.7 m<sup>2</sup> ... 1170 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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