



26 Lister Lane, Bradford, BD2 4LZ

Attractive part stone detached currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Occupying an enviable plot, clear potential to extend (subject to planning permissions) of likely appeal to a variety of buyers, especially families as there are multiple Ofsted good or outstanding schools within a circa 1 mile radius. This fine example is further enhanced by: drive, garage and good size mature gardens and offers new owners an opportunity to make their own mark and add value. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £300,000

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

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COUNCIL TAX Bradford

Band D

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 18'2" x 9'9" (5.54m x 2.97m)

DINING ROOM 13'9" max x 10'7" (4.2m max x 3.23m)

KITCHEN 10'6" x 6'2" (3.2m x 1.88m)

Selection of wall and base units, work tops, sink unit, plumbed for washing machine - useful understairs store

LANDING

BEDROOM 1 11'8" x 10'8" (3.56m x 3.25m)

Fitted wardrobes

BEDROOM 2 10' x 9'2" (3.05m x 2.8m)

Fitted wardrobes

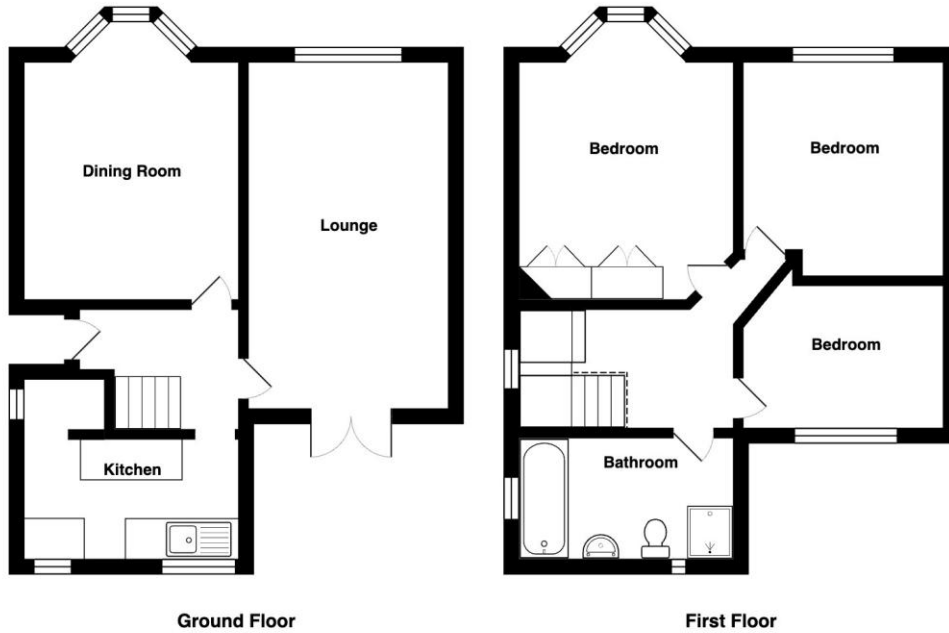
BEDROOM 3 10' x 7'5" (3.05m x 2.26m)

BATHROOM Four piece modern suite

OUTSIDE Drive 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: 82.9 m² ... 892 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	58	
(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	

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