



33 Lichfield Mount, Bradford, BD2 1NX

Popular style of semi-detached occupying a LARGER THAN AVERAGE PLOT – currently providing TWO BEDROOM accommodation. Clear POTENTIAL TO EXTEND here, subject to any necessary permissions. This fine example is further enhanced by: DOUBLE GLAZED WINDOWS, GAS COMBI BOILER, SECURITY ALARM, LONG DRIVE, GARAGE, GOOD SIZE REAR GARDEN. Forming part of this most favoured part of BD2 which offers access to schools, local amenities and access to the ring road and the City Centre. Contact Robert Watts to arrange YOUR VIEWING today.

Offers Over £160,000

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COUNCIL TAX Bradford

Band B

TENURE Freehold

ENTRANCE PORCH

LIVING ROOM 13'2" (4.01) plus stairs x 11'7" (3.53)

Open staircase to first floor, useful understairs store (with power and light)

KITCHEN 11'6" x 6'5" (3.5m x 1.96m)

Selection of wall and base units, work tops, sink unit - plumbed for washing machine and dishwasher. Long distance views.

LANDING Access to part boarded loft space

BEDROOM 1 9'8" (2.95) plus robes x 8'6" (2.6)

Fitted wardrobes

BEDROOM 2 11'7" (3.53) x 6'5" (1.96) both max exl robes

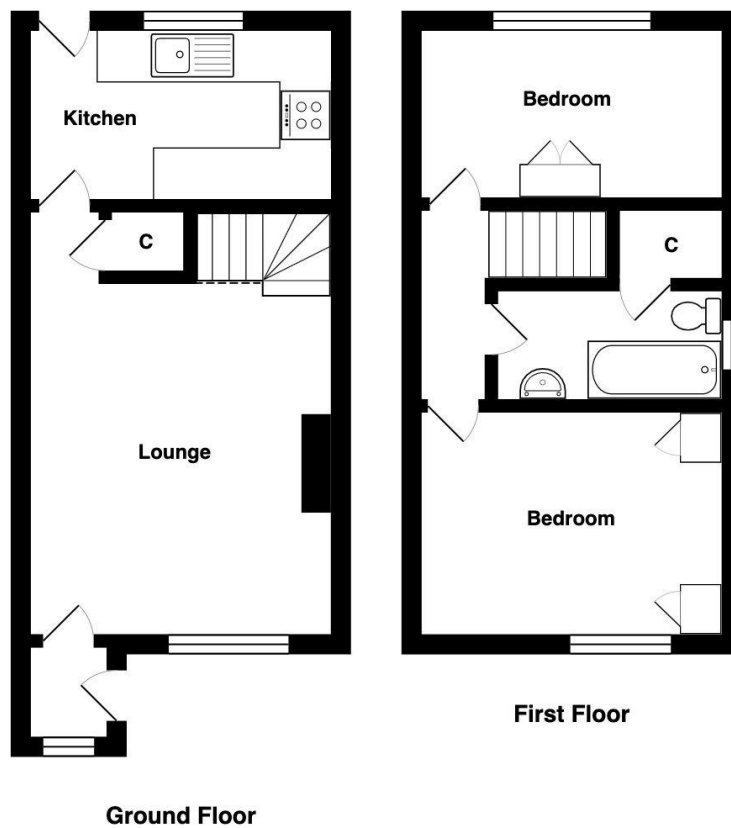
Long distance views and fitted wardrobes

BATHROOM Three piece suite, shower unit and part tiled walls - useful overstairs store housing combi boiler.

OUTSIDE Long drive leading to detached garage (with power and light), open lawn to front, larger than average garden to 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.





Total Area: 52.3 m² ... 563 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		