



22 Lodore Road, Bradford, BD2 4HY

FAMILY SIZED SEMI-DETACHED – SOUGHT AFTER PART OF BD2. Currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation although we feel there is clear POTENTIAL TO EXTEND (subject to planning permission). AMPLE DRIVE - GARAGE – PLEASANT GARDENS. 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.

£195,000

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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COUNCIL TAX Bradford

Band C

TENURE Freehold

ENTRANCE HALL

LIVING ROOM 12'5" x 12' (3.78m x 3.66m)

DINING ROOM 11'5" x 10'9" (3.48m x 3.28m)

Patio doors to rear garden, open archway to kitchen

KITCHEN 11'9" (3.58) x 5'7" (1.7) plus recess

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

LANDING Access to useful loft space via pull down ladder

BEDROOM 1 12' (3.66) x 10'7" (3.23) to chimney breast

BEDROOM 2 12'6" x 11'4" (3.8m x 3.45m)

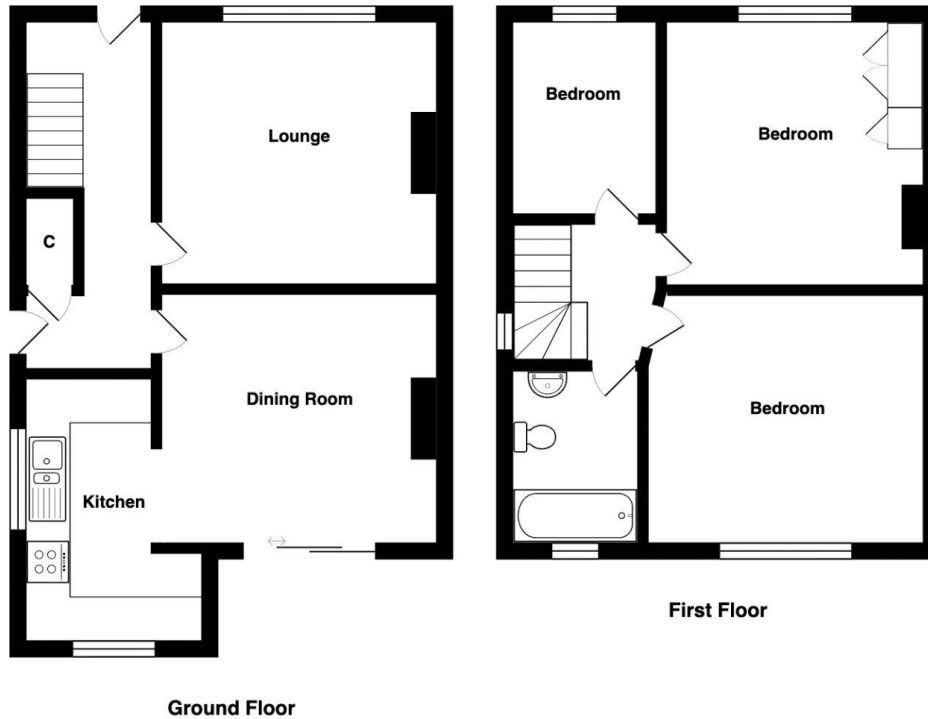
BEDROOM 3 9' (2.74) x 6'5" (1.96) both max

BATHROOM Three piece shell style white suite, tiled floor and walls

OUTSIDE Drive to garage, 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.





Total Area: 86.8 m² ... 934 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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