



3 Lyncroft, Bradford, BD2 1NS

NO CHAIN – EXTENDED DETACHED – WALKING DISTANCE TO POPLARS FARM PRIMARY and HANSON ACADEMY. Currently providing FOUR BEDROOM, TWO RECEPTION ROOM well presented accommodation this fine example forms part of this ever popular locality, handy for amenities, the ring road and the City Centre. Contact Robert Watts to arrange YOUR VIEWING today.

£295,000

T 01274 614804 **E** highfield@robertwatts.co.uk **W** robertwatts.co.uk

Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark

3 Lyncroft, Bradford, West Yorkshire, BD2 1NS

ENTRANCE HALLWAY

LIVING ROOM 15'9" x 12'3" (4.8m x 3.73m)

DINING ROOM 12' x 9'9" (3.66m x 2.97m)

Patio doors

SIDE ENTRANCE Guest w.c off

KITCHEN 15'9" x 8'1" (4.8m x 2.46m)

Selection of wall and base units, worktops with stainless steel sink unit, built in oven, hob and extractor. Understairs store.

FIRST FLOOR LANDING Overstair cupboard and access to loft

BEDROOM ONE 13' x 12'1" (3.96m x 3.68m)

Useful shower cubicle

BEDROOM TWO 12'6" x 8'1" (3.8m x 2.46m)

BEDROOM THREE 9'5" x 9'2" (2.87m x 2.8m)

BATHROOM Three piece white suite with over bath shower and screen

BEDROOM 4 9'1" x 6' (2.77m x 1.83m)

OUTSIDE Pleasant split level rear garden, open garden to front, drive to good size garage 20'6" x 11'5" with electric door, power and light.

BUYER INFORMATION Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

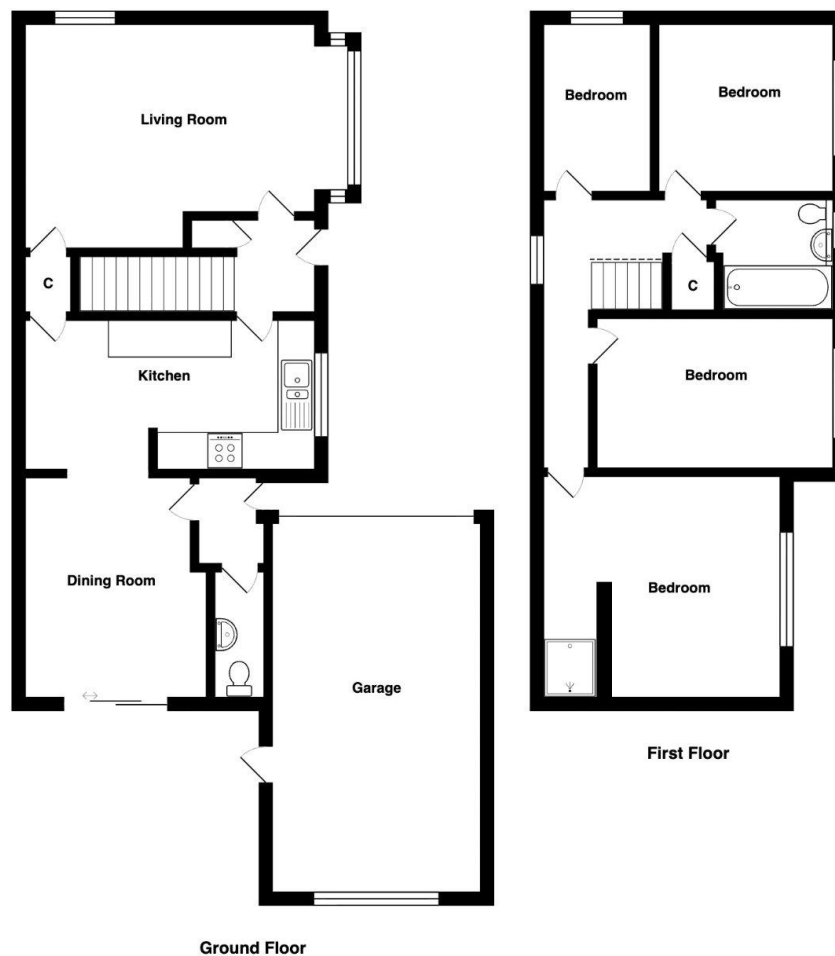
COUNCIL TAX Bradford

Band C

TENURE Freehold

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: 125.7 m² ... 1353 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		