



20 Linnhe Avenue, Bradford, BD6 2TQ

**** SIMPLY MUST BE VIEWED ** ENVIABLE CUL DE SAC LOCATION **** Modern detached property which we feel is an ideal first time purchase/young family home. Briefly comprising: well equipped kitchen, dining area (former garage), and spacious lounge. **THREE BEDROOMS** and family bathroom. Externally, are pleasant gardens to the front and off road parking. Lovely well stocked gardens to the rear, ideal for entertaining, with seating areas power and light. Situated in a cul de sac position, ideal for many amenities, schools and commute.

£189,950

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LOUNGE 16'8" x 12'1" (5.08m x 3.68m)

Modern feature fire surround with marble effect inset and hearth with living flame gas fire, double doors leading through from the kitchen and patio doors to rear.

KITCHEN 11'5" x 8'2" (3.48m x 2.5m)

Well equipped fitted kitchen incorporating range of modern wall and base units, worktops, 1 1/2 bowl sink unit, stainless steel range cooker included. Plumbed for automatic washer, space for dishwasher and integral fridge freezer. Slate effect splashback tiled walls, tiled floor and UPVC door

FORMER GARAGE 15'6" x 8'4" (4.72m x 2.54m)

Currently used as dining room with laminate flooring.
N.B. No Building Regulations

FIRST FLOOR LANDING

Access to loft, majority boarded with power

BEDROOM ONE 12'2" x 9'8" (3.7m x 2.95m)

BEDROOM TWO 8'10" x 8'8" (2.7m x 2.64m)

BEDROOM THREE 9' (2.74) x 7'10" (2.4) plus recess

BATHROOM

Three piece period style white suite with chrome effect fittings, fitted shower over bath. Fully tiled walls and laminate flooring

OUTSIDE

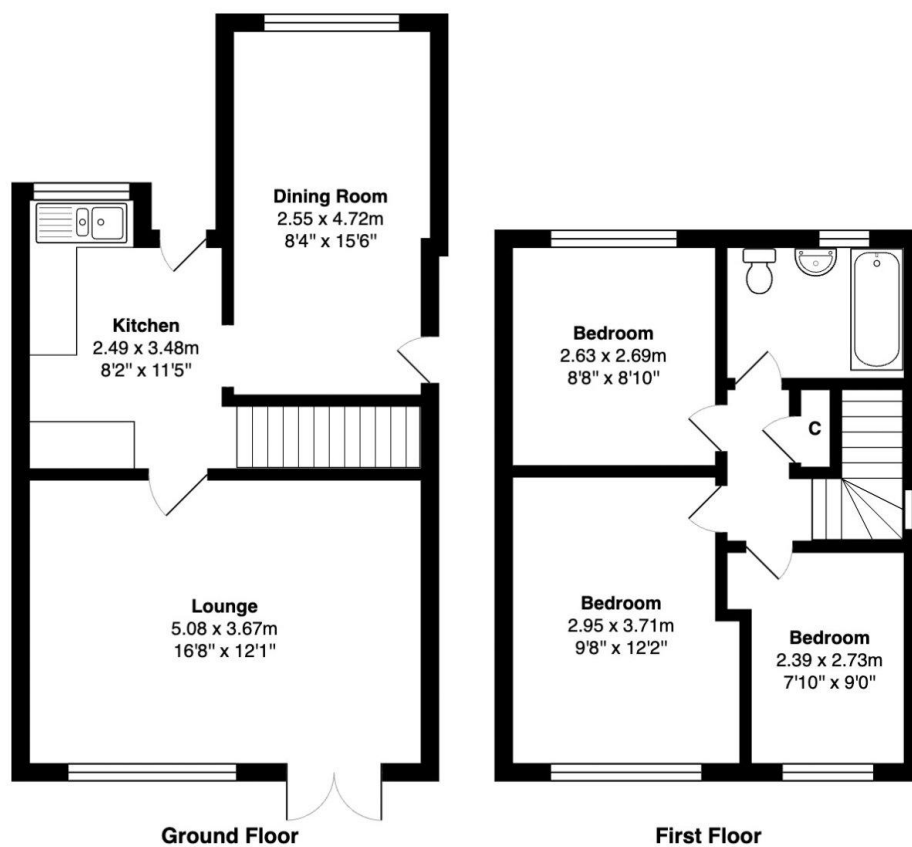
Off road parking to the front, pleasant garden to rear with wooden store shed with power and light

DISCLAIMER

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.

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: 76.1 m² ... 819 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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