



77 Cumberland Road, Lidget Green, Bradford, BD7 2JP

**** SUPERB FAMILY RESIDENCE**** Popular style of INNER TERRACED situated within this most convenient of localities within the Lidget Green, BD7 area of Bradford. Ideal for many amenities, schools and commute to city centre. Briefly comprising: Entrance hallway, lounge, sitting room with kitchen facilities, BASEMENT well equipped dining kitchen, two double bedrooms and family bathroom to the first floor with a further two double bedrooms (dormer style) to the second. Externally are garden yards to front and rear.

£140,000

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ENTRANCE HALLWAY

LOUNGE 12'1" x 9'1" (3.68m x 2.77m)

Feature fire surround housing living flame gas fire

DINING ROOM 13'1" x 13'5" (4m x 4.1m)

Sitting room with kitchen facilities. Base units, sink and cooker point

BASEMENT KITCHEN 13'8" x 13'1" (4.17m x 4m)

Converted kitchen diner with a selection of wall and base units. Worktops, sink and drainer. Plumbing for washer and cooker point. External access to rear

FIRST FLOOR

BEDROOM ONE 12'6" x 13'6" (3.8m x 4.11m)

BEDROOM TWO 10'4" x 8'9" (3.15m x 2.67m)

BATHROOM

Fully tiled bathroom, three piece suite with shower over bath, sink and W.C

SECOND FLOOR

DORMER BEDROOM THREE 13'7" x 10 (4.14m x 10)

DORMER BEDROOM FOUR 10'11" x 13'5" (3.33m x 4.1m)

OUTSIDE

Garden to the front and yard to the rear

FURTHER INFORMATION

Council Tax - Band A

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C	72	
(55-68) D		
(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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