



15 Lindley Drive, Bradford, BD7 4JU

**** GUIDE PRICE £270,000 to £280,000 ** DELIGHTFUL EXTENDED SEMI DETACHED PLUS LOFT CONVERSION ** CUL DE SAC LOCATION ** STILL ALLOWING PLENTY OF POTENTIAL TO CREATE MORE!** Step inside this lovely traditional SEMI DETACHED which offers spacious accommodation throughout with FOUR BEDROOMS. Briefly comprises: entrance hallway with traditional features, good size lounge with double doors leading into the dining area which again has double doors through to the kitchen extension and when opened, makes a great space for family gatherings. Off from the hallway is a good size shower room and additional under stair storage. To the first floor are THREE BEDROOMS and modern shower room PLUS overall attic bedroom with Velux windows. Externally, the resin driveway leads to a detached garage, pleasant garden to the front with ELECTRIC CHARGING POINT and low maintenance garden to the rear. Well placed for many amenities, schools, shops and commute to Bradford/Halifax. VIEWING IS STRONGLY ADVISED

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ENTRANCE PORCH

ENTRANCE HALLWAY

Stairs leading to first floor with traditional features throughout. Under stair store and shower room off

GUEST SHOWER ROOM

Shower cubicle, sink and W.C

LOUNGE 11'1" x 12'1" (3.38m x 3.68m)

Pleasant reception room with bay window and French doors leading to dining area

DINING AREA 11'1" x 12'8" (3.38m x 3.86m)

Double doors leading to extended kitchen

EXTENDED KITCHEN 16'5" x 8'7" (5m x 2.62m)

IMPRESSIVE kitchen with a range of wall and base units to include display units. Built in oven and microwave plus large RANGE cooker. Worktops with sink and drainer, plumbing for washer and dish washer. Large utility area

FIRST FLOOR

Landing area with enclosed stairs to attic bedroom

BEDROOM ONE 12'6" x 12'10" (3.8m x 3.9m)

Built in bedroom furniture to incorporate dresser

BEDROOM TWO 12'6" x 11'6" (3.8m x 3.5m)

Fitted bedroom furniture

BEDROOM THREE 9'4" x 6'1" (2.84m x 1.85m)

Currently utilised as a dressing area

SHOWER ROOM

Modern walk in shower, vanity style sink and W.C. Fully tiled

ATTIC BEDROOM 17'9" (5.4) max x 13'3" (4.04) max overall

Great addition with Velux windows

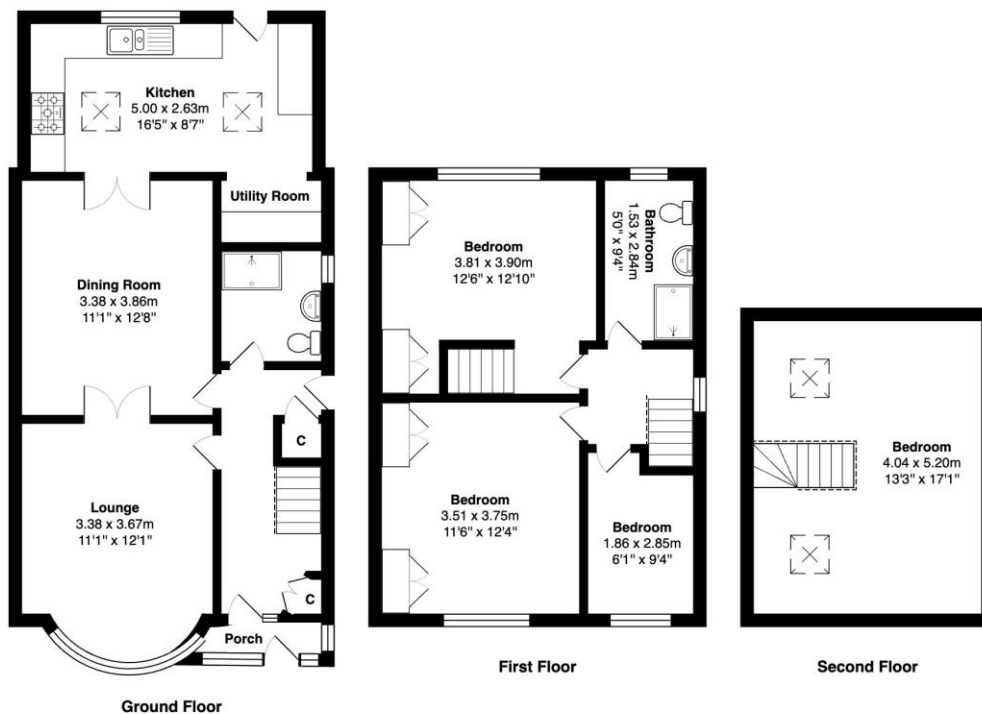
OUTSIDE

Garden to the front, resin driveway leading to garage and pleasant garden to the rear

BUYER DISCLAIMER 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.

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: 121.7 m² ... 1310 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		