



### **33 Lingdale Road, Woodside, Bradford, BD6 2NT**

**\*\* POPULAR STYLE OF SEMI DETACHED \*\* OFFERING 'FAMILY SIZED' ACCOMMODATION \*\* 'SET BACK' LOCATION \*\*** Viewing is strongly advised for this family home which are very popular and sell fast!

Entrance hallway, through lounge and dining kitchen, **THREE GOOD SIZE BEDROOMS** and family bathroom. Benefitting further from GCH DG, gardens to front, side and rear **PLUS** off road parking with additional allocated parking. Ideal for many amenities within the Woodside area, schools, shops and walks through Harold Park.

**£165,000**

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# 33 Lingdale Road, Woodside, Bradford, BD6 2NT

## ENTRANCE HALL

Stairs leading to first floor

## THROUGH LOUNGE 20'9" x 11'3" (6.32m x 3.43m)

Dual aspect windows allowing plenty of natural light and feature fireplace

## DINING KITCHEN 18'2" (5.54) x 11'1" (3.38) max overall

Fitted kitchen with a selection of wall and base units, worktops incorporating breakfast bar, sink and drainer. Oven, gas hob and extractor. Plumbing for washer and space for dryer. Large pantry area and under stair cupboard

## FIRST FLOOR

### BEDROOM ONE 11'7" x 11'6" (3.53m x 3.5m)

Pleasant outlook

### BEDROOM TWO 11'1" x 9'8" (3.38m x 2.95m)

Pleasant outlook and cupboard over stair

### BEDROOM THREE 8'3" x 8'1" (2.51m x 2.46m)

## BATHROOM

Three piece white suite with shower over bath, sink and W.C

## OUTSIDE

Garden to the front with driveway. Garden to the side and rear with permanent built store shed

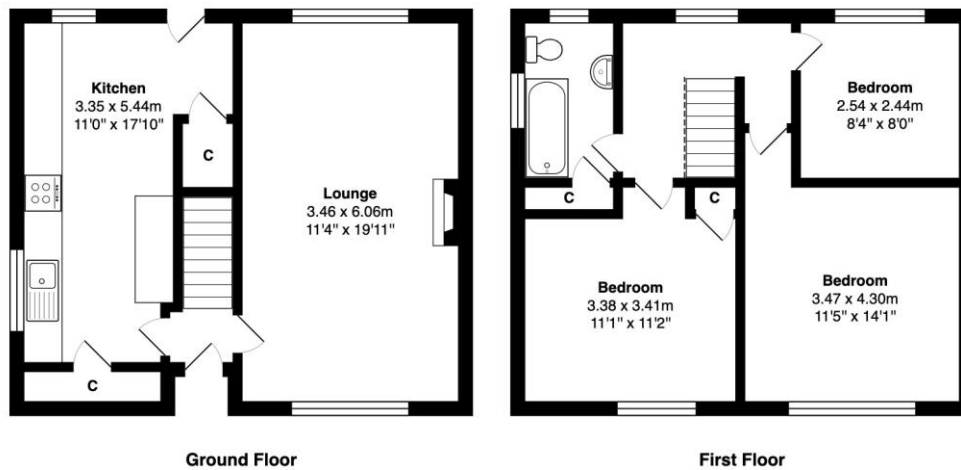
## BUYERS DISCLAIMER

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: 83.7 m<sup>2</sup> ... 901 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		