



233 Legrams Lane, Lidget Green, Bradford, BD7 2EJ

**** GREAT INVESTMENT PROPERTY ** FOUR BEDROOMS TWO RECEPTION ROOMS ** IN NEED OF FULL MODERNISATION THROUGHOUT ** WOULD MAKE IDEAL FAMILY HOME ** VIEWING IS STRONGLY ADVISED **** Step inside this spacious stone built, bay window TRADITIONAL THROUGH TERRACED property which has huge scope throughout. Briefly comprising: entrance hallway, lounge, dining room, kitchen and large basement. Two bedrooms and family bathroom to the first floor with two further bedrooms to the second floor. Externally, are gardens to the front and large yard to the rear. Well placed for many amenities within the local area and great for commute to the city centre.

£150,000

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ENTRANCE HALLWAY

With ornate features

LOUNGE 10'11" x 12' (3.33m x 3.66m)

Feature fireplace with gas fire

DINING ROOM 14'5" x 14'2" (4.4m x 4.32m)

Fire surround housing gas fire and access to the basement

BASEMENT

Large store area

FIRST FLOOR

BEDROOM ONE 14'5" x 12' (4.4m x 3.66m)

Gas fire

BEDROOM TWO 11'7" x 9'11" (3.53m x 3.02m)

BATHROOM

Three piece suite with cupboard housing water tank

SECOND FLOOR

BEDROOM THREE 14'5" x 9'11" (4.4m x 3.02m)

Dormer style window, gas fire and cupboard

BEDROOM FOUR 14'5" x 8'6" (4.4m x 2.6m)

Velux window

OUTSIDE

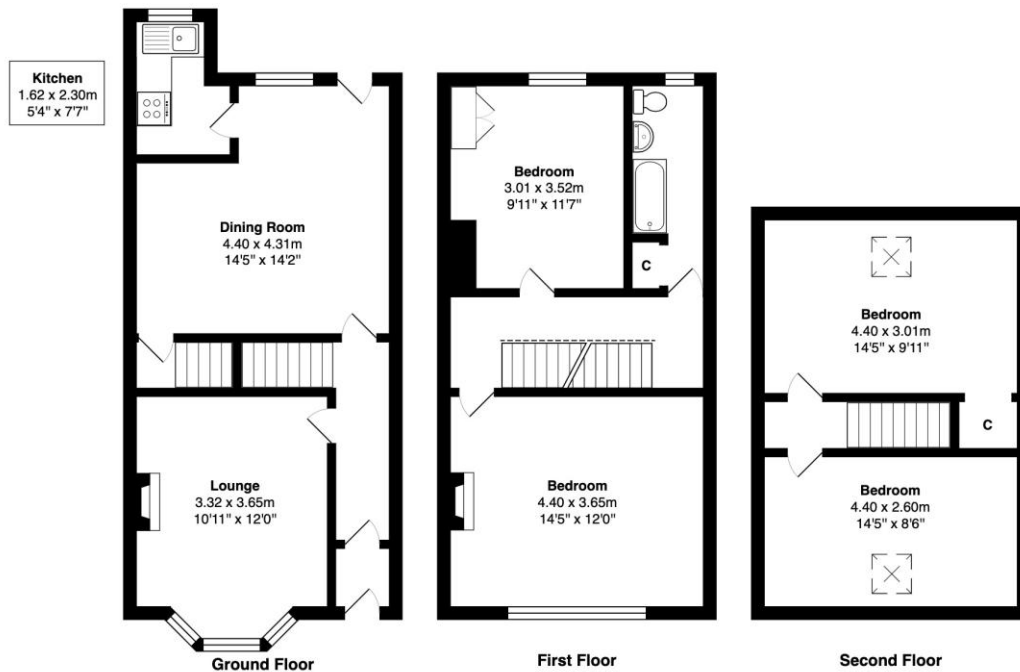
Graden to the front, good size yard to the rear

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: 111.7 m² ... 1202 ft²
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		