



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

**** OFFERED WITH NO CHAIN ** LARGER STYLE INNER THROUGH TERRACED HOUSE ** FOUR BEDROOMS **** Viewing is strongly advised for this spacious family home. Briefly comprising: Entrance hallway with ornate features, lounge and large dining kitchen, basement, FOUR DOUBLE BEDROOMS over 2 floors and house bathroom. Externally, are yards to the front and rear. Situated within this increasingly sought after area of Lidget Green where properties are continuing to sell well! Close to amenities, schools and good transport links to the City Centre.

£175,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

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

ENTRANCE HALLWAY

With ornate features

LOUNGE 10'6" x 14'5" (3.2m x 4.4m)

Formal reception room with bay window

DINING KITCHEN 13'8" x 13'8" (4.17m x 4.17m)

Fitted kitchen with a selection of wall and base units. Worktops with splashback, sink and drainer. Plumbing for washer and gas cooker point

BASEMENT

Basement area with external and internal access. Large store, power and light

FIRST FLOOR

BEDROOM ONE 13'7" x 12' (4.14m x 3.66m)

BEDROOM TWO 11'3" x 9' (3.43m x 2.74m)

FAMILY BATHROOM Three piece suite with mixer tap

SECOND FLOOR

BEDROOM THREE 13'9" x 14' max (4.2m x 4.27m max)

Velux window

BEDROOM FOUR 13'9" x 13'9" (4.2m x 4.2m)

Velux window

OUTSIDE

Yards to the front and 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	53 E	
21-38	F		
1-20	G		

 01274 601119
  wibsey@robertwatts.co.uk
  robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark