



1 Lindley Drive, Off Poplar Grove, Bradford, BD7 4JU

**** TRADITIONAL SEMI DETACHED ** LARGE GARDENS TO THE REAR ** GREAT FAMILY HOME! ****

Viewing is strongly advised for this popular style of semi detached situated just off Poplar Grove within a cul de sac area. Boasting lots of space and briefly comprising: Entrance Hall, Lounge, dining room, kitchen, utility area and CONSERVATORY. To the first floor are THREE BEDROOMS and family bathroom with an overall ATTIC ROOM accessed via fixed stairs. Externally, there are pleasant gardens to the front, driveway to the side which leads to a DETACHED GARAGE. To the rear the larger than expected gardens has mature shrubs, lawns and seating area, ideal for family entertainment. The property offers a lot of scope for extension opportunities.

Offers Over £215,000

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ENTRANCE PORCH

Leading to hall

LOUNGE 12'2" x 12'11" (3.7m x 3.94m)

Feature fireplace and French doors leading to dining room

DINING ROOM 12'11" x 11'4" (3.94m x 3.45m)

Patio doors leading to conservatory

KITCHEN 9' (2.74) plus large recess x 6'2" (1.88)

Fitted kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor. The utility area is a continuation of the kitchen

UTILITY /STORE

Plumbing for washer, space for dryer and fridge freezer

CONSERVATORY 9'0" x 8'10" (9'0m x 2.7m)

A great addition overlooking the large, well stocked, rear garden

FIRST FLOOR

BEDROOM ONE 12'5" x 12'11" (3.78m x 3.94m)

BEDROOM TWO 11' (3.35) plus open area under stair x 9' (2.74)

BEDROOM THREE 9' x 6'4" (2.74m x 1.93m)

BATHROOM

Three piece suite with shower over bath and screen

ATTIC ROOM 13'8" (4.17) x 16'5" (5) approx overall

Useful room, access via fixed stairs, fully decorated, power, light. Two Velux windows

OUTSIDE

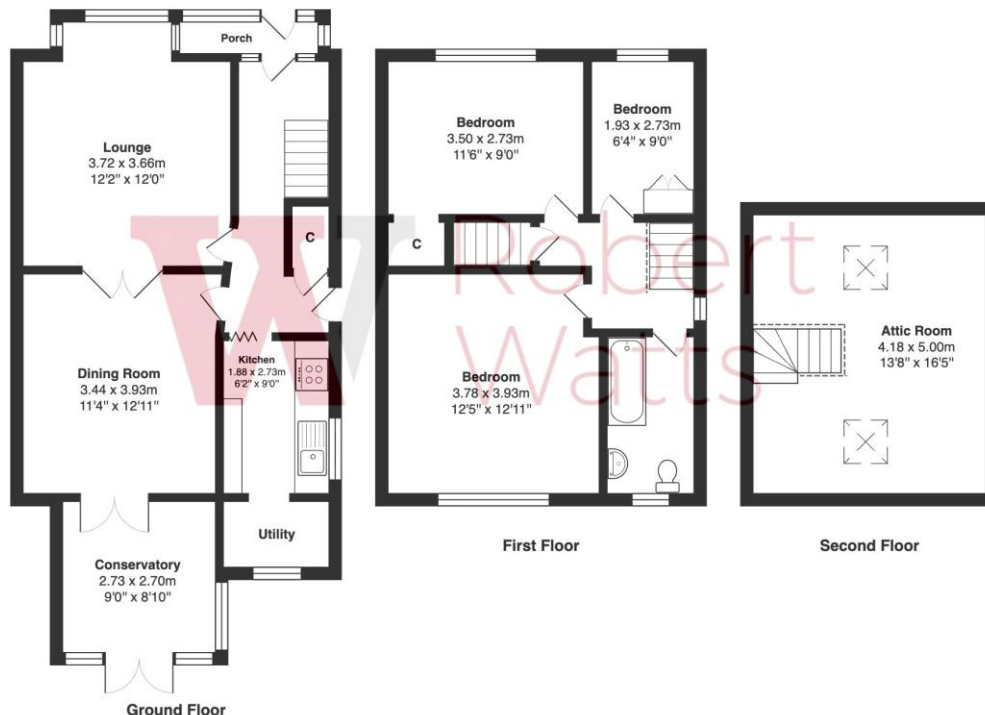
Lawned gardens to front, driveway to side leading to garage. Superb gardens to the rear with an array of mature shrubs, seating areas and raised beds

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: 119.8 m² ... 1290 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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