Lingwood Gardens, Bradford, West Yorkshire, BD8 9NY

- DETACHED PROPERTY
- THREE BATHROOMS
- DRIVE TO REAR
- W/C ON GROUND FOOR
- ACCESS TO PUBLIC TRANSPORT LINKS

- FOUR BEDROOMS
- KITCHEN DINER
- ENSUITE TO PRIMARY BEDROOM
- WALKING DISTANCE TO BRI HOSPITAL
- EPC RATING B - COUNCIL TAX BANK C

Offers In Excess Of £230,000

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Hunters are thrilled to present this highly appealing detached house on the market for sale. Meticulously maintained, this residence is neutrally decorated, showing a tasteful presence that will suit any prospective homeowners' style.

The house boasts ample living space, located over three floors, with a total of four bedrooms, three bathrooms, a kitchen diner, and a reception room to be utilized as per your preference. The kitchen is inviting, providing the ideal space for culinary enthusiasts to whip up their favourite dishes.

The bedrooms are well-proportioned, allowing for a comfortable living arrangement, and the bathrooms are consummately planned for family use. The reception room furthers the charm of the house, with double doors to kitchen diner, offering an airy, accommodating space for family gathering or entertaining guests.

The property benefits from off-street parking, providing a sense of security and convenience for vehicle owners. Located within easy access to the city centre, it offers excellent public transport links and easy access to local amenities. Schools of a high calibre are also within close proximity, making this perfect for a family-oriented living.

On the whole, this four-bedroom detached house is an extraordinary find on the market, offering potential buyers a comfortable, convenient, and qualitative home.

EPC rating of B - Council Tax Band C

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GROUND FLOOR	Kitchen Diner 15'7" x 13'1"	Family Bathroom 6'7" x 6'0"
Hall way	W/C	BedroomTwo 11'8" x 8'7"
Living Room 13'1" x 12'2"	FIRST FLOOR	Bedroom Three 11'11" x 8'7"

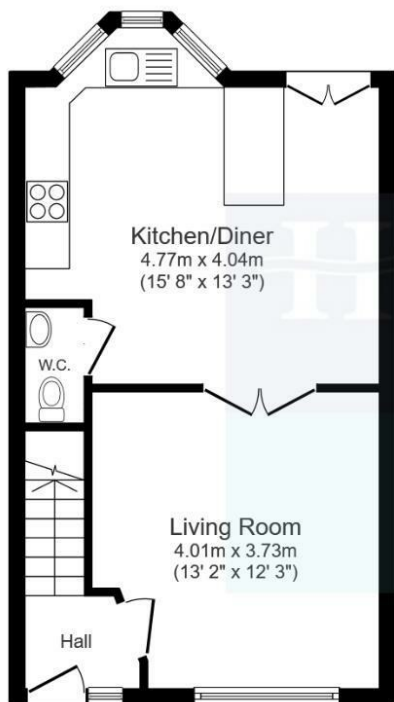| |
|---|
| Bedroom Four
13'7" x 6'7" |
| SECOND FLOOR |
| Bedroom One
19'11" x 15'8" |

Ensuite
7'9" x 3'3"

Ground Floor
Floor area 39.8 sq.m. (428 sq.ft.)

Kitchen/Diner
4.77m x 4.04m
(15' 8" x 13' 3")

W.C.

Living Room
4.01m x 3.73m
(13' 2" x 12' 3")

Hall
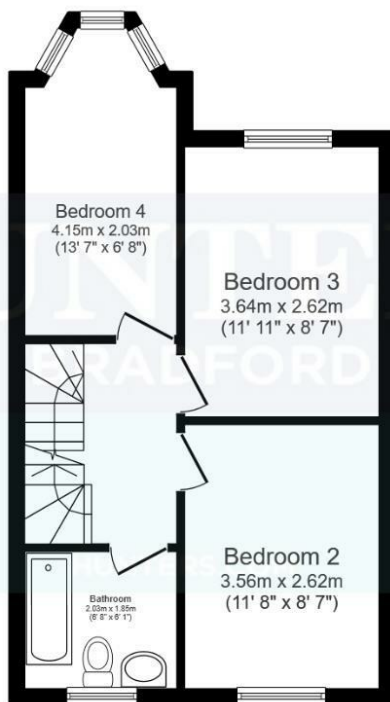
First Floor
Floor area 37.3 sq.m. (402 sq.ft.)

Bedroom 4
4.15m x 2.03m
(13' 7" x 6' 8")

Bedroom 3
3.64m x 2.62m
(11' 11" x 8' 7")

Bathroom
2.03m x 1.85m
(6' 8" x 6' 1")

Bedroom 2
3.56m x 2.62m
(11' 8" x 8' 7")
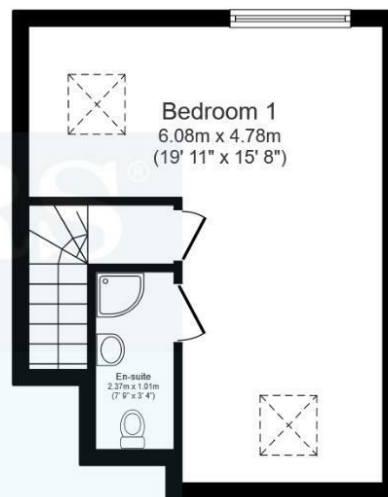
Second Floor
Floor area 27.4 sq.m. (295 sq.ft.)

Bedroom 1
6.08m x 4.78m
(19' 11" x 15' 8")

En-suite
2.37m x 1.01m
(7' 9" x 3' 4")

Total floor area: 104.6 sq.m. (1,126 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io
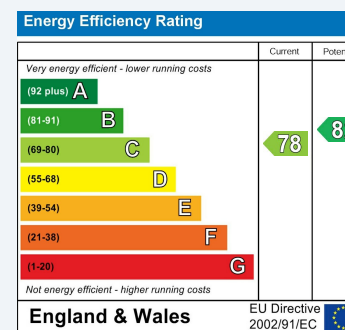
Viewings

Please contact bradford@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	78	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.