MARTIN S.
ESTATE AGENTS
LONSDALE







16 Kingsdale Crescent, Bradford, BD2 4DA

Asking Price

£114,995

NO CHAIN

- 3 BEDROOM BAY SEMI-DETACHED
- FRONT & REAR GARDENS
- NEEDS A LITTLE TLC
- IDEAL FTB'S OR INVESTORS HOME
- GCH & UPVC DG
- BASE FOR A GARAGE
- MODERN FITTED KITCHEN IN OAK
- NO CHAIN

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3 BEDROOM BAY SEMI-DETACHED * GCH & WORCESTER BOSCH CONDENSING BOILER * UPVC DG * MODERN FITTED KITCHEN IN OAK * FRONT & REAR GARDENS * GARAGE BASE * NEEDS SOME UPDATING BUT OFFERS GREAT POTENTIAL * PRICED TO SELL * OFFERS CONSIDERED * NO CHAIN *

Mature 3 bedroom bay semi-detached in this popular location, comprising, hallway, bay lounge through to dining room, fitted kitchen, pantry, 3 bedrooms, bathroom, gch & condensing boiler, front & rear gardens, drive and garage base. Ideal FTB'S or investors home. Priced to sell in light of some updating required and being sold with NO CHAIN.

Front entrance: Upvc door into the hallway, stairs, ch radiator

Lounge: 6.95m x 3.48m (22'9 x 11'5). Upvc dg bay window to front, two ch radiators, beech fireplace surround with marble back & hearth, living flame coal effect gas fire, rear Upvc dg patio door.

Kitchen: 2.43m x 1.95 (8'0 x 6'4). Modern range of wall & base units in modern oak, work tops with tiling above, under lighting, stainless steel extractor hood over a 4 ring halogen hob, built in electric stainless steel oven, Upvc dg window to rear, space for a fridge freezer, stainless steel sink, side glazed Upvc stable door, pantry cupboard.

Landing & Stairs: Side frosted Upvc dg window.

Bedroom 1: 3.97m x 3.55m (13'0 x 11'8). Upvc dg bay window to front, ch radiator.

Bedroom 2: 3.34m x 3.01m (10'11 x 9'10). Upvc dg window to rear, ch radiator.

Bedroom 3: 2.43m x 2.03m (8'0 x 6'8). Upvc dg window to front, ch radiator, access into the roof space.

Bathroom: 2.39m x 1.55m (7'10 x 5'1). Three piece coloured suite, part tiled, ch radiator, frosted Upvc dg window to front, airing cupboard houses the Worcester Bosch condensing boiler.

Externally: To the front is low walling, wrought iron gates onto the drive, front garden, side garden area, rear water tap, garage base, rear garden.

PARTICULARS MISREPRESENTATION ACT 1967 These particulars do not form any part of any contract and any statements are made without responsibility on the part of the agents or the clients. Applicants must investigate for themselves that statements are correct and no agents whether Director or Employee has the authority to make any representation or warranty whatsoever in respect of this property NB FITTED APPLIANCES /MAINS HAVE NOT BEEN TESTED FOR WORKING ORDER. All measurements have been taken using electronic measuring devices and are only approximate.