MARTIN S.
ESTATE AGENTS
LONSDALE







Myers Lane, Bradford,

Asking Price

£129,500

NO CHAIN

3 BEDROOM SEMI-DETACHED

DRIVE AND DETACHED GARAGE

GCH & UPVC DG

NO CHAIN

GARDENS FRONT & REAR

REAR UPVC DG CONSERVATORY

IDEAL YOUNG FAMILY HOME OR FTB'S

490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570
www.lonsdales-estates.co.uk
E-mail: martin@lonsdales-estates.co.uk

Members of the Guild of Professional Estate Agents

POPULAR STYLE OF SEMI-DETACHED * 3 BEDROOMS * REAR UPVC DG CONSERVATORY * FRONT & REAR GARDENS * DRIVE AND DETACHED GARAGE (NEEDS SOME ATTENTION) * UPVC DG * GCH & COMBI-BOILER * AN IDEAL FTB'S OR YOUNG FAMILY HOME * NO CHAIN SALE * TWO SCHOOLS ARE VERY CLOSE BY *



Popular style of 3 bedroom semi-detached situated close to two schools making this an ideal young family home, comprising, hall, lounge through to dining room, rear Upvc dg conservatory, fitted kitchen, pantry, upstairs are 3 bedrooms, bathroom in white, gch & combi-boiler, Upvc dg, front & rear gardens, drive and detached garage. A little TLC is required, however, this will make a good young family home for its location. NO CHAIN SALE.



Entrance Hall: Front door, stairs, ch radiator, laminate floor.

Living Room: 18' 8" x 11' 6" Max narrowing to 10' min (5.69m x 3.51m Max narrowing to 3.05m min). Upvc dg window to front, two ch radiators, Adam style fireplace surround with a marble back and gas fire, coving, laminate floor, Upvc dg patio doors lead onto:-



Conservatory 10'4 x 8'10 (3.15m x 2.67m). Side door, ch radiator, fitted blinds.

Kitchen: 11' 4" x 8' 2" (3.47m x 2.49m). Range of wall and base units in beech, granite effect work tops with black brick tiling above, 4 ring gas stainless steel hob with a built in electric oven, plumbed for an auto-washer, stainless steel sink, space for a fridge, Upvc dg window to rear, side stable entrance door, pantry houses the condensing boiler.



First Floor: Landing & stairs, side frosted coloured leaded wood window.

Bedroom 1: 12' 1" x 9' 6" (3.68m x 2.90m). Upvc dg window to front, fitted blinds, access into the roof space, ch radiator.

Bedroom 2: 12' x 8' 10" (3.66m x 2.69m). Upvc dg window to rear, ch radiator.

Bedroom 3: 6' 2" max x 4' 8" to bulkhead extending to 6' 8" max (1.88m max x 1.42m to bulkhead extending to 2.03m max). Upvc dg window to front, fitted blinds, including bulkhead, ch radiator.

Bathroom: 6'2 x 6'0 (1.88m x 1.82m). Three piece suite in white, chrome fittings, part tiled, electric shower over the bath, heated chrome towel rail, frosted Upvc dg window.

Externally: There is a garden to the front, drive, detached garage (in need of attention), flagged patio and lawned 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.

MARTIN S.
ESTATE AGENTS
LONSDALE







490 LEEDS ROAD, THACKLEY, BRADFORD BD10 8JH TEL: (01274) 622073 FAX: (01274) 620570
www.lonsdales-estates.co.uk
E-mail: martin@lonsdales-estates.co.uk

Members of the Guild of Professional Estate Agents