



Glendare Road, Lidget Green,

£139,500

**** MID TERRACE ** THREE BEDROOMS ** READY TO MOVE INTO ** POPULAR LOCATION **
** ACCOMODATION OVER THREE FLOORS ** REAR GARDEN ****

This well presented three bedroom mid terrace property would appeal to a number of buyers and is situated in a popular position on the outskirts of Bradford City Centre.

Offering 'ready to move into' accommodation over three floors, the property benefits from gas central heating and double glazing. Briefly comprising lounge, dining kitchen, cellar, two first floor bedrooms and a house bathroom. There is also a further overall third bedroom to the attic.

To the outside there is a low maintenance garden to the rear.



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Entrance

Lounge

14'0" x 14'0" (4.27m" x 4.27m")

Electric fire with feature fireplace surround and radiator.

Dining Kitchen

13'9" x 7'6" (4.19m" x 2.29m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, radiator and upvc door leading to rear.

Cellar

Useful storage.

First Floor Landing

Bedroom One

14'3" x 18'8" (4.34m" x 5.69m")

Radiator.

Bedroom Two

10'2" x 7'7" (3.10m" x 2.31m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Attic Bedroom Three

16'1" x 12'7" (4.90m" x 3.84m")

Radiator and velux window.

Exterior

Patio garden to rear.

Council Tax Band

A

Tenure

FREEHOLD.



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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