

47 Scholemoor Lane

Lidget Green, Bradford, West Yorkshire, BD7 2RH

£135,000

Property Features

- THREE BEDROOM SEMI-DETACHED
- EX-LOCAL AUTHORITY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- LARGE REAR GARDEN
- CLOSE TO RETAIL PARK
- CLOSE TO BUS ROUTES
- GROUND FLOOR WC
- GREAT POTENTIAL
- NO CHAIN

Full Description

**** THREE BEDROOM SEMI-DETACHED ** LARGE REAR GARDEN ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZING ** DOWNSTAIRS WC **** Situated in a convenient position with Quora retail park and bus routes at the end of the road is this good-sized family home, offering potential to update and add value. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, First Floor - Three Bedrooms & Bathroom. Garden to the front and large rear garden.

ENTRANCE HALL

Stairs off to the first floor and a door to the lounge. Wood effect laminate flooring.

LOUNGE

15' 2" x 11' 2" (4.62m x 3.4m)

Windows to both the front and rear elevations, living flame gas fire and wood effect laminate flooring. Central heating radiator.

KITCHEN/DINER

15' 5" x 9' 8" (4.7m x 2.95m)

Kitchen area with fitted base and wall units, laminate work surfaces and splashback wall tiling. Composite sink and drainer, electric oven, gas hob and extractor above.

Windows to both the front and rear, tiled floor, under-stairs storage cupboard and pantry. Rear lobby area with side entrance door and WC.

WC

Ground floor WC with window to the rear elevation.

FIRST FLOOR

Landing area with window to the rear and a central heating radiator.



BEDROOM ONE

11' 6" x 8' 2" (3.51m x 2.49m)

Window to the front elevation, gas wall heater and a walk-in storage cupboard.

BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m)

Window to the front and a central heating radiator.

BEDROOM THREE

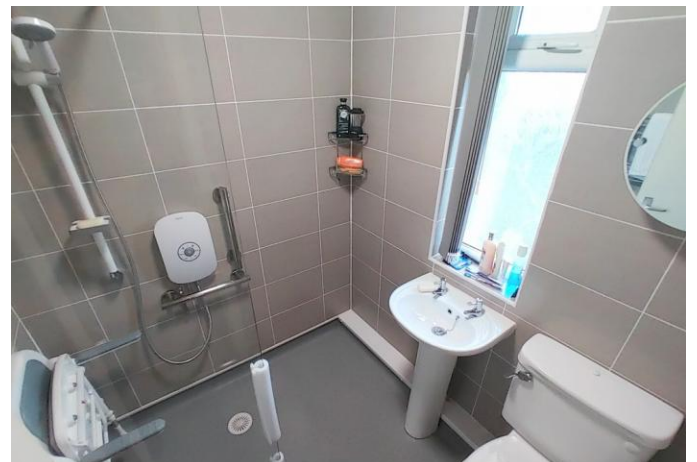
8' 8" x 7' 0" (2.64m x 2.13m)

Window to the rear and a gas wall heater.



BATHROOM

A modern, fully tiled wet room comprising of a push button WC, pedestal washbasin and a walk-in shower enclosure with electric shower and glass screen. Extractor fan and window to the rear elevation.



EXTERNAL

To the front of the property is an enclosed garden with wrought iron fencing, lawn and flowerbeds with mature shrubs and hedging. To the rear is a large, enclosed garden, mainly laid to lawn with a seating area, flowerbeds and mature trees. Potential to extend the property subject to the required consents and approvals.



PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

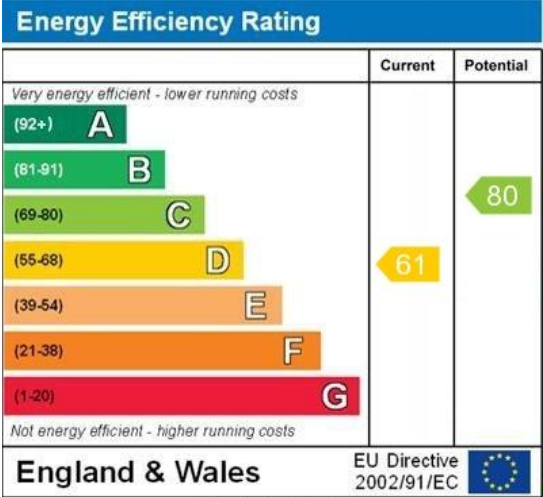
Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

RENT-A-HOUSE: Thinking of renting your HOUSE? FLAT? Contact (01274) 880019 for further details.





WWW.EPC4U.COM

11 Green End
 Clayton
 Bradford
 West Yorkshire
 BD14 6BA

www.whitneys.co.uk
 sales@whitneys.uk.com
 01274880019

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements