



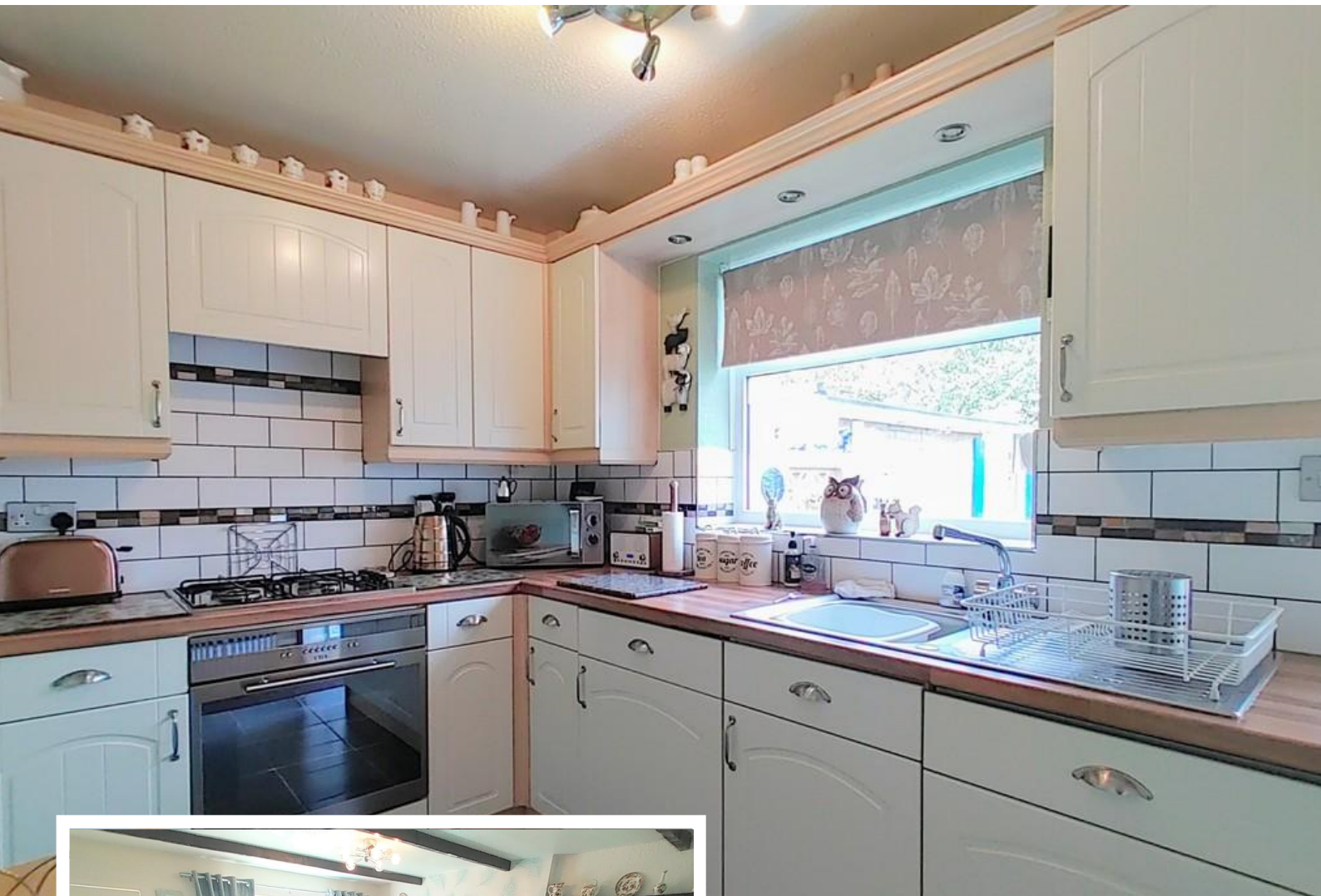
39 Lichfield Mount

- TWO BEDROOM SEMI DETACHED
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARDENS FRONT & REAR

£150,000

EPC Rating '66'





Property Description

**** TWO BEDROOM SEMI DETACHED ** CUL-DE-SAC LOCATION ** OPEN VIEWS FRONT & REAR ** VERY WELL PRESENTED ** NEW BATHROOM **** This smart semi detached property has superb gardens, a drive for 2-3 cars and a single garage. Well maintained by the current owners and benefitting from lovely views. Briefly comprising of: Entrance Vestibule, Lounge, Dining Kitchen, First Floor - two Bedrooms & Bathroom. Gardens, Driveway & Garage. **VIEW NOW!**

VESTIBULE

A front entrance vestibule with a window to the front and a door to the lounge.

LOUNGE

16' 4" x 11' 7" (4.98m x 3.53m) Window to the front elevation, open stairs to the first floor, central heating radiator and a marble fireplace with an inset living flame gas fire and a polished chrome trim.



KITCHEN/DINER

11' 7" x 6' 5" (3.53m x 1.96m) Fitted with a range of base and wall units, splashback tiling and laminated working surfaces. Integrated electric oven, four ring gas hob and extractor, along with a stainless steel sink and drainer and plumbing for a washing machine. Window and exterior door to the rear, plus a tiled floor.

FIRST FLOOR

Landing area with a drop-down ladder to a boarded loft space.

BEDROOM ONE

11' 6" x 8' 7" (3.51m x 2.62m) Window to the front elevation and a central heating radiator.

BEDROOM TWO

11' 6" x 6' 6" (3.51m x 1.98m) Window to the rear.

BATHROOM

8' 5" x 4' 1" (2.57m x 1.24m) Th bathroom was completely refurbished in 2022 and comprises of a panelled bath, push-button WC and a modern washbasin set in a floating vanity unit. Tiled walls, tiled floor, and a window to the side elevation. The ceiling has been aqua-boarded and has inset spotlights and there is a cupboard housing the central heating boiler.



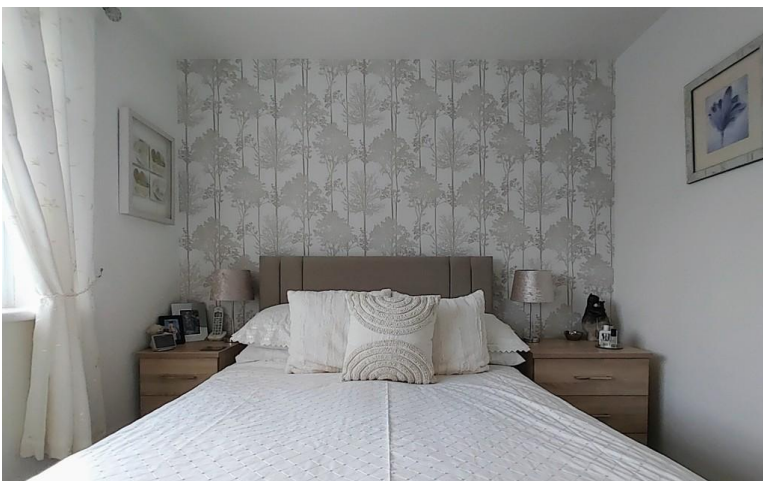
EXTERNAL

To the front of the property is an immaculately maintained lawn with well planted flowerbeds and an open plan driveway. The drive can accommodate two to three cars and leads to a detached single garage with an 'up and over' door, power and light. To the rear is an enclosed, low maintenance garden with artificial grass, a further paved patio area, flowerbeds and views over open fields to the rear. Distant views across the city to the front.



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.



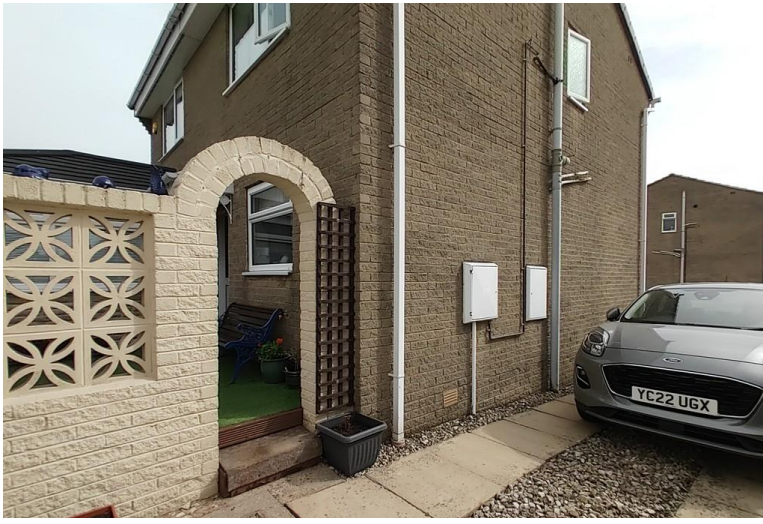
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.