

Property Professionals
for Five Decades



Robert Watts

Incorporating Watts Chartered Surveyors

AN UNRIVALLED PROFESSIONAL PROPERTY RELATED SERVICE

Property Specialists
in Bradford and Beyond



44 Lister Lane, Bradford, BD2 4LU

OVERALL REDUCTION OF £50,000 FOR QUICK SALE - NO OFFERS !!!

Distinctive three bedroom detached bungalow in an elevated position close to Peel Park. Attractive features include an elegant lounge, 21 ft conservatory, ample fitted dining kitchen, garage built into the site and an excellent rear garden ideal for al-fresco dining. An internal inspection is essential to appreciate the many qualities this property has to offer.

3 BEDROOM DETACHED BUNGALOW WITH CONSERVATORY AND GARAGE - CHAIN FREE

£199,950

Five Lane Ends Office: 21 Highfield Road, Five Lane Ends, Bradford BD2 2AU

T: 01274 614 804 E: highfield@robertwatts.co.uk

robertwatts.co.uk | robertwatts.tv



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ENTRANCE HALL:

ELEGANT LOUNGE: 12'9" (plus bay) x 11'11"(into alcoves) (3.89m (plus bay) x 3.63m(into alcoves))

Feature 'white marble' fire surround with inset stainless steel gas fire, coved ceiling, large picture window overlooking front garden.

DINING KITCHEN: 14'3" x 10'4" (4.34m x 3.15m)

Ample fitted units to four sides comprising of base and wall units with display cupboards and shelves with complimentary work-tops and splash-back tiling, in built cooker in feature 'birch' style chimney breast recess with tiled splash-back, tiled floor.

CONSERVATORY: 21'8" x 7'10" (6.60m x 2.39m)

with two central heating radiators and tiled floor.

SHOWER ROOM:

(off conservatory) with shower cubicle.

BEDROOM 1: 11'5" x 10'10" (inc robes plus bay) (3.48m x 3.30m (inc robes plus bay))

Fitted mirror fronted wardrobes.

BEDROOM 2: 11'9" (plus bay) x 11' (3.58m (plus bay) x 3.35m)

Timber and tiled fire surround with gas fire.

BEDROOM 3: 10'11" x 5'11" (3.33m x 1.80m)

BATHROOM/WC:

Luxury bathroom with feature period style suite comprising roll edge free standing bath, pedestal basin and WC. Complimentary wall and floor tiling.

CONVERTED LOFT SPACE:

Approached by a folding ladder providing an additional occasional room.

GARDENS:

Well stocked front garden with pleasing gravelled area above garage. To the rear the garden is mainly lawned with borders, shrubberies and patio. There is also a useful external kitchen, 8'5" x 5'8" ideal for barbecues and outside entertaining.

PARKING: 14'8" x 14'2" plus recess 7'7" x 5'9" (4.47m x 4.32m plus recess 2.31m x 1.75m)

Garage in-built into the site.

BENEFITS:

GAS CENTRAL HEATING. uPVC SEALED UNIT DOUBLE GLAZING.

ENERGY PERFORMANCE RATING:

61 - 77 - Grade D. A copy of the Energy Performance Certificate can be obtained on request or from our web-site.

DIRECTIONS:

From our Highfield Road office to the roundabout, take the 3rd exit onto Idle Road, at Bolton Junction traffic lights turn right onto Bolton Road and after some distance turn left (just before Peel Park) onto Lister Lane.

OPENING HOURS:

Monday to Friday - 9 am until 5.30 pm - Saturday - 9 am until 1pm

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order.

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. these sales particulars do not constitute a contract or part of a contract.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	61	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		71
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

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