



Lime Vale Way, Bradford BD6 3DZ

- ** CHAIN FREE **
- IDEAL INVESTMENT PROPERTY
- ATTENTION FIRST TIME BUYERS
- THREE BEDROOM SEMI-DETACHED
- DRIVEWAY TO THE SIDE
- GARDENS TO FRONT & REAR
- LOUNGE, KITCHEN & DINING ROOM
- GROUND FLOOR WC & ENSUITE

£110,000

EPC Rating '72'





Property Description

**** CHAIN FREE **** Ideal for investors or **FIRST TIME BUYERS**. Three bedroom **SEMI-DETACHED HOUSE** with driveway parking & gardens to front & rear. **DONT MISS OUT**, book a viewing today! Briefly comprising; Entrance vestibule, Lounge, Dining Room, Kitchen, Ground floor WC, First floor landing, Three bedrooms, En-suite to master bedroom, House bathroom, Driveway parking, Gardens to front & rear.

This is a leasehold property, 999 years from 1st January 2002, Ground rent £80 PA, No service charge.



ENTRANCE VESTIBULE Front entrance door, central heating radiator, stairs to first floor landing.

LOUNGE 14' 8" x 12' 6" (4.47m x 3.81m) Laminate flooring, central heating radiator, feature fire surround with marble inlay & plinth, bay window to front elevation.

INNER VESTIBULE

GROUND FLOOR WC Matching white low flush WC, pedestal wash basin, central heating radiator, window to side elevation.



DINING ROOM 8' 5" x 8' 5" (2.57m x 2.57m) Wood effect floor covering, central heating radiator, French doors to an enclosed rear garden.

KITCHEN 9' 1" x 7' 1" (2.77m x 2.16m) Fitted base & wall units in cream with contrasting wood effect work surfaces, stainless steel sink & drainer with mixer tap, fitted oven with four ring gas hob & chimney style extractor all matching in brushed stainless steel, plumbing for an automatic washing machine, window to rear elevation.

FIRST FLOOR LANDING Central heating radiator, fitted storage cupboard, access to the loft, window to side elevation.



BEDROOM TWO 12' 6" x 9' 2" (3.81m x 2.79m) Central heating radiator, window to front elevation.

EN-SUITE SHOWER ROOM Matching shower & wash basin in white, central heating radiator, window to front elevation.

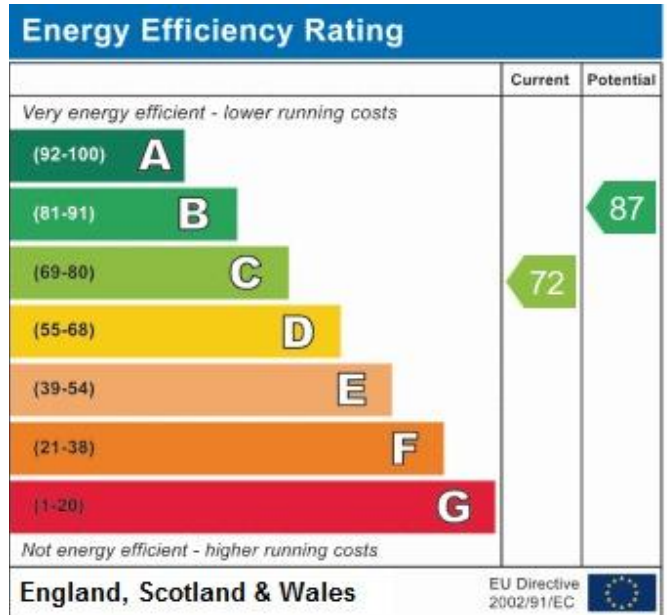
BEDROOM TWO 9' 5" x 8' 2" (2.87m x 2.49m) Central heating radiator, window to rear elevation.

BEDROOM THREE 6' 2" x 7' 2" (1.88m x 2.18m) Central heating radiator, window to rear elevation.



BATHROOM 6' 2" x 6' 2" (1.88m x 1.88m) Three piece suite in white comprising; panelled bath with mixer tap, thermostatic shower above, pedestal wash basin, low flush WC, part tiled walls, shaver socket, extractor, central heating radiator.

EXTERIOR Open plan front garden with lawn, tarmac drive to the side. Enclosed rear garden with lawn & fenced boundaries.



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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 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