



**Lichfield Mount, Kings Road, BD2,**

**£125,000**

**\*\* SEMI DETACHED \*\* EXTENDED \*\* TWO BEDROOMS \*\* MODERN KITCHEN & BATHROOM \*\*  
\* VIEWS ACROSS BRADFORD \* WELL PRESENTED \* GARAGE \*  
\*\* FANTASTIC STARTER HOME \*\***

Offering very well presented accommodation throughout, is this two bedroom end town house set in a delightful cul-de-sac location.

Having a modern kitchen and bathroom, and benefits from gas central heating and upvc double glazing. Entrance hall, lounge, kitchen, dining room, two double bedrooms and a modern white house bathroom. To the outside there are gardens, parking, garage and patio.



Two bedroom end town house in delightful cul-de-sac location. Very well presented accommodation throughout benefiting from gas central heating, upvc double glazing and briefly comprising entrance hall, lounge, kitchen, dining room, two double bedrooms and a modern white house bathroom.

To the outside there are gardens, parking, garage and patio.

**Entrance Hall**

**Lounge**

13'5" x 11'7" (4.09m x 3.53m)

With a coal effect gas fire in modern fireplace surround, two radiators, laminated wood floor and store cupboard.

**Kitchen**

11'7" x 6'5" (3.53m x 1.96m)

Modern white fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven, hob and cooker hood, plumbing for auto washer, laminated wood floor.

**Dining Room**

10'8" x 6'8" (3.25m x 2.03m)

With radiator and upvc French doors to rear garden.

**First Floor Landing**

**Bedroom One**

11'8" x 9' (3.56m x 2.74m)

With modern fitted wardrobes and radiator.

**Bedroom Two**

11'6" into robes x 6'7" (3.51m into robes x 2.01m)

With radiator and modern fitted wardrobes.

**Bathroom**

Modern three piece suite, tiled walls and radiator.

**Exterior**

To the outside there is a garden with parking to the front, single garage to the side, together with a split level patio garden to the rear.

**PLEASE NOTE**

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

**Directions**

From our office in Idle take the left at the roundabout at the bottom of the High Street into Idlecroft Road, take the right into Bradford Road and continue straight ahead at the Morrison roundabout and upon reaching Five Lane Ends roundabout take the third exit into Swain House Road, proceed into Kings Road. Take the right into Thorndale Rise, take the first right onto Gresham Avenue, take the first left onto Lichfield Mount, turn right to stay on Lichfield Mount and the property will shortly be seen displayed via our For Sale board.

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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