

# Because you need more space. We've provided the extra storey.



With its modern town house look and everything you need for modern living, a brand new Little & Company house is the perfect dream home for your family.

**The tri-level design means that the garage is integrated partially below ground floor.**

The ground floor comprises of WC/cloakroom, dining/hall and a lounge with french doors opening onto rear garden. The deluxe kitchen is fitted with cooker, hob and hood on a mezzanine level above the garage.

Two bedrooms are situated on the first floor with the main bathroom, which includes a modern style suite with thermostatic shower.

The third bedroom, along with a full height storage cupboard is situated on the second mezzanine level above the deluxe kitchen.

Fitted carpets, central heating, intruder alarm and wood grain UPVC double glazing come as standard.

**The Liberty**  
Lorne Street, Bradford  
Prices from £128,950



# The Liberty

## Lorne Street, Bradford

### Specification

#### Second Floor\*

Bedroom 3: 12'0" x 7'10"

#### First Floor\*

Master Bedroom 11'8" x 9'0"

Bedroom 2: 8'10" x 6'10"

Main Bathroom 5'9" x 8'3"

#### Ground Floor\*

Lounge 15'0" x 11'6"

Modern Kitchen 8'10" x 7'10"

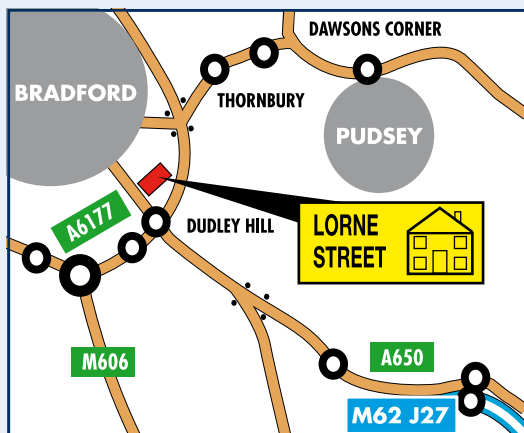
#### Single Garage

Single Garage with storage space, light and electrical point.

\* Room sizes are approximate

### How to find us:

Lorne Street is situated off the A650 leaving Bradford city centre. Turning left, just after the P.D.S.A. Pet Aid Hospital, before arriving at the Dudley Hill junction.



There is a limited availability for this outstanding home.

To make an appointment to view call freephone

**0800 026 4849**

or visit us on the web:

**www.littleandco.co.uk**

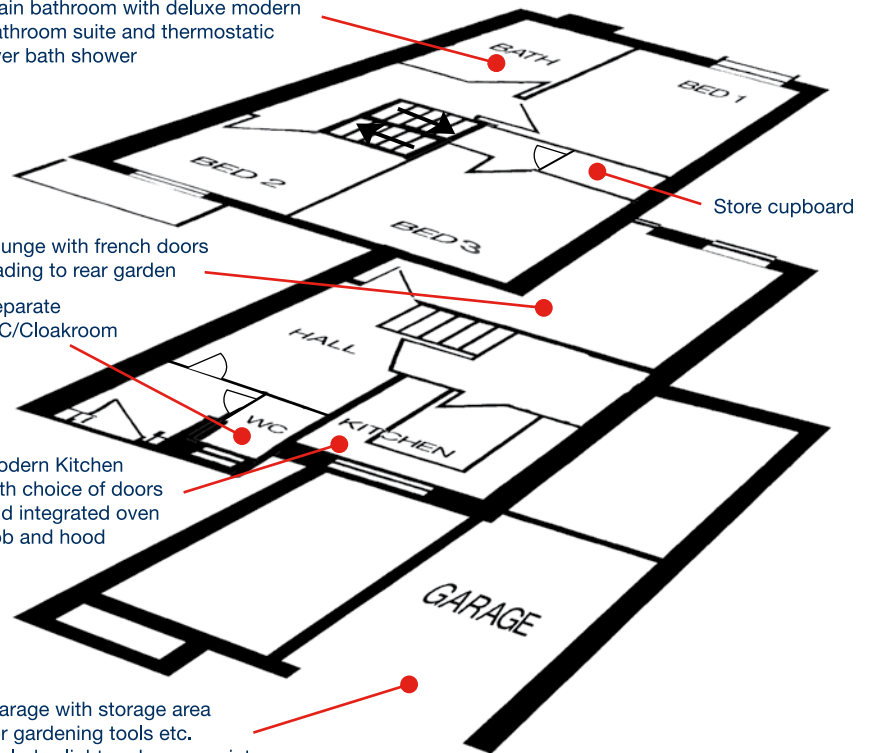
Main bathroom with deluxe modern bathroom suite and thermostatic over bath shower

Lounge with french doors leading to rear garden

Separate WC/Cloakroom

Modern Kitchen with choice of doors and integrated oven hob and hood

Garage with storage area for gardening tools etc. Includes light and powerpoint.



### Additional features include:

Your legal fees paid



No stamp duty



Free carpets



The Business Centre, Kingsmead Drive, Wetherby Road, Leeds LS14 1AH.

Freephone: 0800 026 4849 (24hrs) web: [www.littleandco.co.uk](http://www.littleandco.co.uk)

email: [enquiries@littleandco.co.uk](mailto:enquiries@littleandco.co.uk)

\*Pictures are for illustration purposes only.