



**77 Duckworth Lane, Bradford, BD9 5EX**

**£250,000**

- IMPOSING PERIOD SEMI DETACHED
- GROUND FLOOR EXTENSION
- PARKING FOR SEVERAL CARS
- GAS CENTRAL HEATING
- POPULAR LOCATION
- WELL PROPORTIONED THROUGHOUT
- GARDENS FRONT & REAR
- WELL PRESENTED
- LARGE CELLARS OFFERING POTENTIAL
- EARLY VIEWING ADVISED



# 77 Duckworth Lane, Bradford BD9 5EX

**\*\* EXTENDED, CHARACTER SEMI DETACHED \*\* WELL PROPORTIONED \*\* POPULAR LOCATION \*\* CLOSE TO BRADFORD ROYAL INFIRMARY \*\* LARGE BASEMENT \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\*** This imposing semi detached on Duckworth Lane offers spacious accommodation throughout and is well presented. To the rear is ground floor extension creating an open plan living space, off-road parking for several cars and a prime position, ideal for staff at the BRI. This large family home briefly comprises of: Entrance Hall, Lounge, Kitchen, Dining/Sitting Room extension, ground floor shower room, three first floor Bedrooms and a family Bathroom. Below the property is a large cellar space spanning the full footprint of the house. Early viewing is advised.



Council Tax Band:



## **GROUND FLOOR**

### **Hall**

10'5" x 8'10"

### **Kitchen**

10'5" x 8'10"

### **Lounge**

15'8" x 12'5"

### **Dining / Sitting Room Extension**

18'4" x 8'10"

### **Shower Room**

## **FIRST FLOOR**

### **Bedroom One**

14'1" x 12'1"

### **Bedroom Two**

12'5" x 7'6"

### **Bedroom Three**

8'10" x 8'2"

### **Bathroom**

### **Cellar / Utility**

21'3" x 8'10"

### **Cellar One**

15'8" x 12'5"

### **Cellar Two**

10'9" x 8'10"

### **Cellar Three**

12'1" x 8'10"

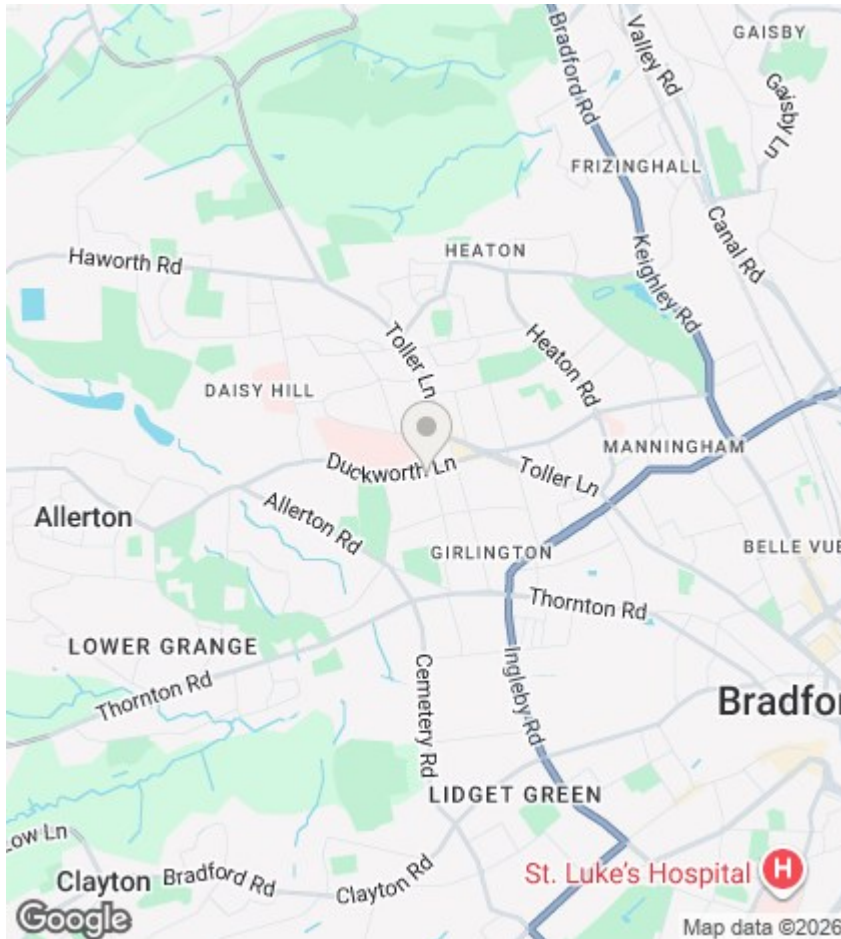












## Directions

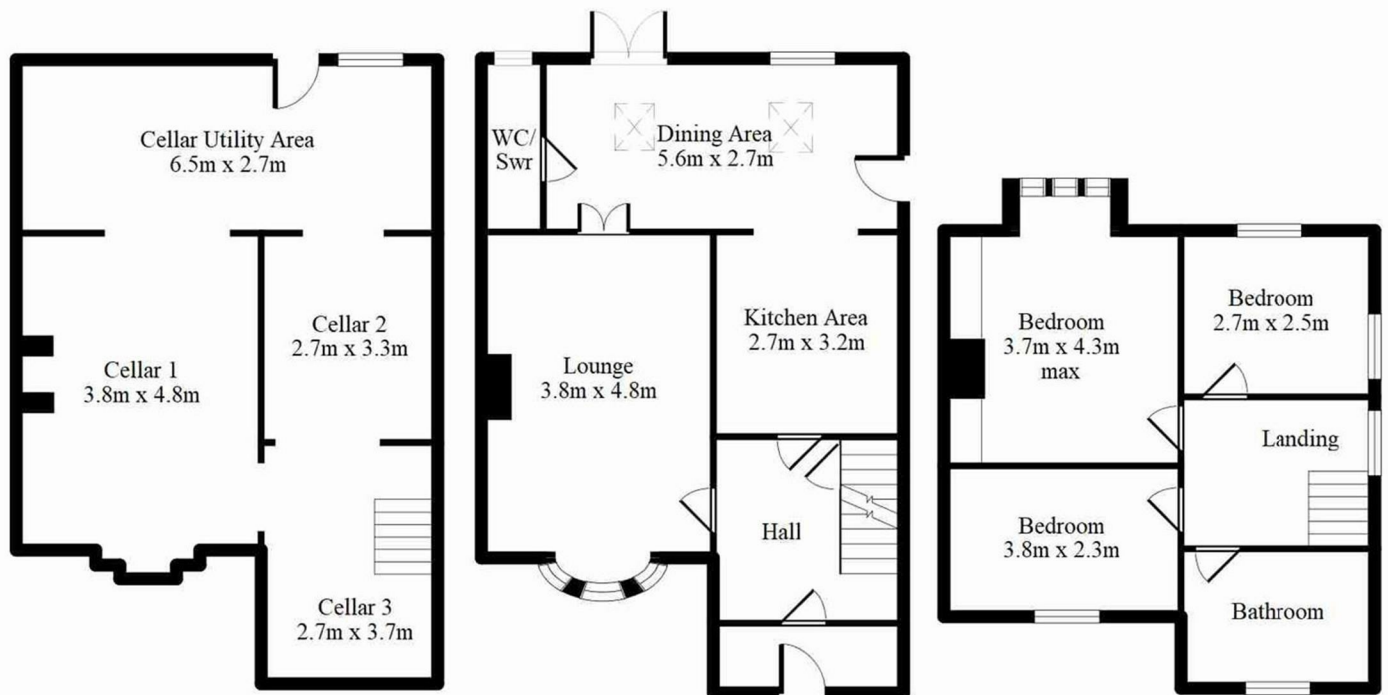
## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 80        |
| (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 |           |



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPM2026