



62 Thornton Lane, Little Horton, Bradford, BD5 9DS

**** SUBSTANTIAL INNER TERRACED HOUSE ** LARGE FAMILY SIZED ACCOMMODATION THROUGHOUT**
**** VIEWING IS STRONGLY ADVISED **** Step inside this spacious bay window INNER THROUGH TERRACED property which briefly comprises: Entrance hallway, lounge, dining area leading through to kitchen, TWO large basement rooms. TWO DOUBLE BEDROOMS and family bathroom to the first floor with a further TWO DOUBLE ATTIC ROOMS. In need of some cosmetic improvements we feel there is a vast amount of scope throughout. Externally, are pleasant gardens to front and rear. Well placed for many amenities, schools, shops and commute we feel this will appeal to many family buyers.

£150,000

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ENTRANCE HALLWAY

With traditional features

LOUNGE 13'3" x 14'2" (4.04m x 4.32m)

Feature stone fireplace leading into alcove and large bay window

DINING AREA 14' x 14'4" (4.27m x 4.37m)

Opening through to the kitchen and basement access

KITCHEN 8' x 7' (2.44m x 2.13m)

Fitted wall and base units, worktops, sink and drainer. Freestanding cooker with extractor hood and plumbing for washer

BASEMENT

ROOM ONE 17'3" x 16'1" (5.26m x 4.9m)

Power, light and plumbing

ROOM TWO 14'1" x 14'4" (4.3m x 4.37m)

Large stone central table

FIRST FLOOR

BEDROOM ONE 12'1" x 14'5" (3.68m x 4.4m)

BEDROOM TWO 10'11" x 14'3" (3.33m x 4.34m)

BATHROOM

Three piece family bathroom suite

SECOND FLOOR

BEDROOM THREE 17'1" x 11'4" (5.2m x 3.45m)

BEDROOM FOUR 17'1" x 11'5" (5.2m x 3.48m)

OUTSIDE

Gardens to the front and yard to the rear

BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Total Area: 183.5 m² ... 1975 ft²
 All measurements are approximate and for display purposes only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

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