



16 Southmere Grove, Great Horton, Bradford, BD7 3NX

**** OFFERED WITH NO CHAIN ** POPULAR RESIDENTIAL AREA **** Viewing is strongly advised for this lovely and well cared for INNER THROUGH TERRACED which has had many improvements by the current owners over the years to include RECENTLY FITTED DINING KITCHEN. Currently providing THREE BEDROOMS the property benefits further from GCH, DG, pleasant gardens to the front with potential to create off road parking (subject to the relevant permissions) and well maintained gardens to the rear. Close to many local amenities, schools and public transport links to the city centre. We feel this is an ideal first time purchase.

£140,000

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ENTRANCE HALL

LOUNGE 12'11" x 11'8" (3.94m x 3.56m)

Feature fireplace with electric fire. Traditional coving to ceiling

DINING KITCHEN 15'11" x 8'11" (4.85m x 2.72m)

Lovely, recently fitted dining kitchen with an array of wall and base units. Worktops with matching splash back, plumbing for washer and freestanding cooker. Large, walk in understair store

FIRST FLOOR

BEDROOM ONE 10'4" x 11' (3.15m x 3.35m)

Fitted sliding door wardrobes

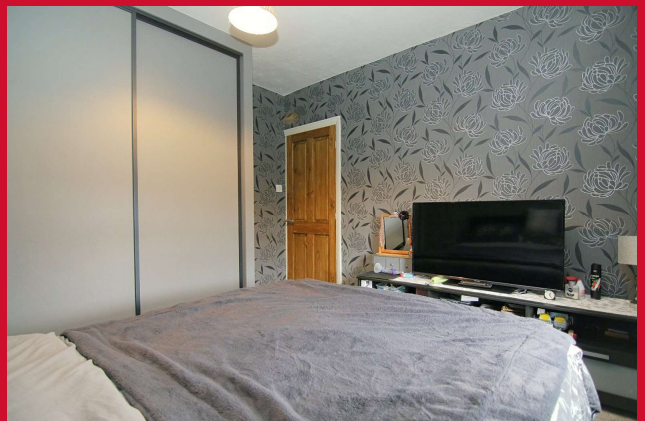
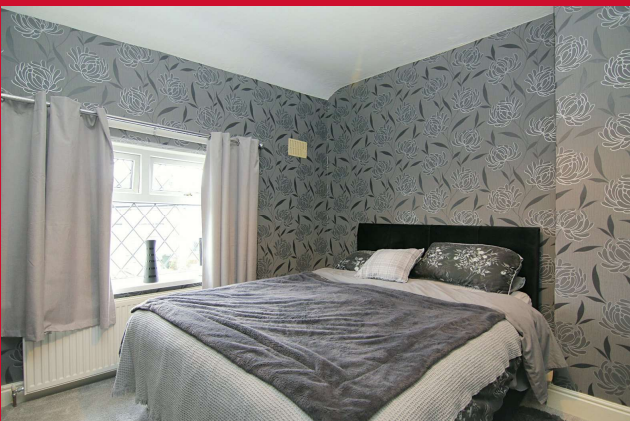
BEDROOM TWO 10'4" x 9'11" (3.15m x 3.02m)

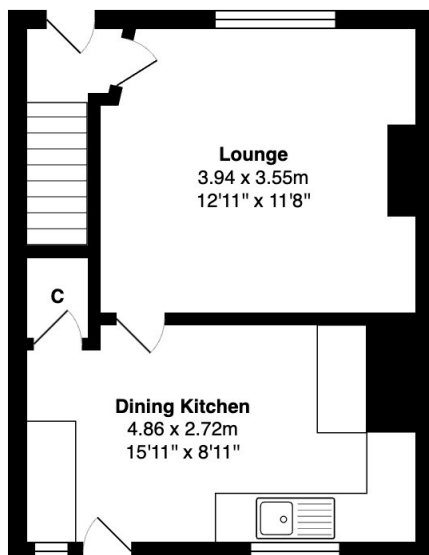
BEDROOM THREE 6'11" x 5'5" (2.1m x 1.65m)

BATHROOM Three piece bathroom suite, fully tiled with shower over

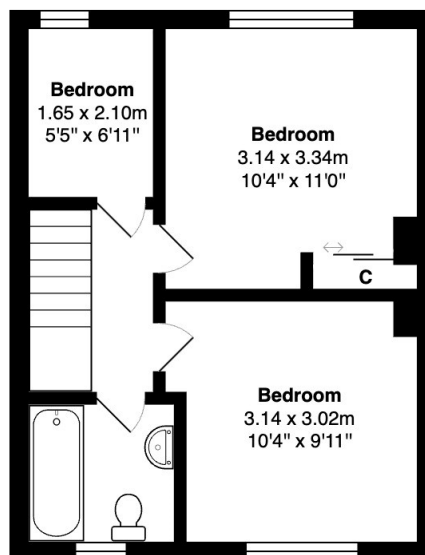
OUTSIDE Low maintenance gardens to the front, pleasant garden to the rear. Paved and decked seating area, with an outside tap

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.





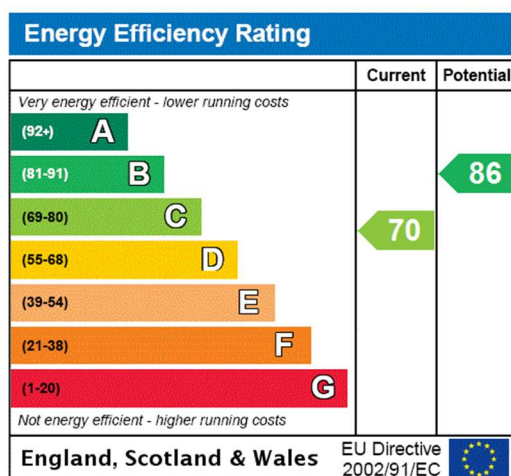
Ground Floor



First Floor

Total Area: 62.5 m² ... 673 ft²

All measurements are approximate and for display purposes only



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