



8 Liversedge Row, Great Horton, Bradford, BD7 3LD

OFFERED WITH NO CHAIN! INTERNAL INSPECTION IS A MUST! LARGER than it appears from the outside and with a very pleasant rear garden this BEAUTIFUL Grade 2 listed Weavers Cottage which simply oozes CHARM and CHARACTER with a whole host of sympathetic features but with the modern benefits of GCH and DG. Briefly comprising: entrance vestibule, large open plan lounge kitchen, TWO DOUBLE BEDROOMS (one with potential to split) and house bathroom. Situated in a cul-de-sac in the heart of 'old Great Horton' the property is convenient for all local amenities, 24hr supermarket, shopping, University/College, and a bus route to the City Centre. VIEWING is ESSENTIAL to appreciate.

£85,000

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ENTRANCE VESTIBULE Leading through to open plan living area

LIVING AREA 16'11" x 14'10" (5.16m x 4.52m)

Fantastic living space with exposed stone and feature beams. Window seat and period fireplace. Open stairs to first floor and door leading to the rear

KITCHEN Selection of wall and base units. Worktops, sink and drainer. Breakfast bar, cooker point and plumbing for washer. Access to use basement storage

LANDING Open stairs to second floor and store cupboard

BEDROOM ONE 13'9" x 8'1" (4.2m x 2.46m)

Stripped polish wood floor. Walk in understair store

BEDROOM TWO 16'11" x 14'10" (5.16m x 4.52m)

Great space with vaulted ceiling. Exposed stone and dual aspect windows. Vast potential to split into two rooms

BATHROOM

Three piece white suite with shower over bath and screen. Sink and W.C

OUTSIDE

Courtyard to the front elevation. Larger than expected low maintenance garden to the rear with paved seating area and borders

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

GRADE II DISCLAIMER

NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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