



106 Southmere Drive, Great Horton, Bradford, BD7 3NT

**** STUNNING VIEWS ** LARGE GARDENS TO THE REAR ** LOTS OF POTENTIAL **** Viewing is strongly advised for this traditional elevated SEMI DETACHED which offers a vast amount of scope for those looking to step onto the housing ladder. Enjoying far reaching views across Bradford and benefitting further with an impressive working garden for all the family to enjoy. Briefly comprising: entrance hall, lounge and dining kitchen with a 'country kitchen' feel. THREE BEDROOMS and family bathroom. Situated within this increasingly sought after area of BD7, Great Horton, which is ideal for many amenities, schools and commute to the city centre.

£130,000

106 Southmere Drive, Great Horton, Bradford, BD7 3NT

ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 13'5" x 11'3" (4.1m x 3.43m)

Good size lounge with feature fireplace and far reaching views

DINING KITCHEN 16'5" x 10' (5m x 3.05m)

The real 'hub of the home', having a country kitchen feel with an array of wall and base units, wooden worktops housing 'butler style' sink, oven hob and extractor. Plumbing for washer, feature open fireplace and windows looking out over the rear gardens

FIRST FLOOR

Landing area

BEDROOM ONE 10'8" x 11'4" max (3.25m x 3.45m max)

Good size main bedroom with built in wardrobes to alcoves and far reaching views to be enjoyed

BEDROOM TWO 10'9" x 10'4" (3.28m x 3.15m)

Built in cupboards to alcoves. Access to loft space via pull down ladder which is part boarded

BEDROOM THREE 7'2" x 5'4" (2.18m x 1.63m)

Currently being utilized as office space

BATHROOM

Family bathroom in need of completing with recently fitted bath with shower over. Vanity style sink and W.C

OUTSIDE

Gardens to the front that are tiered with mature shrubs and small lawn area. Side gardens and greenhouse which lead to the impressive South-facing, private rear gardens. Larger than expected with bedding area, an array of herbs and wildflowers, soft fruit bushes and fruit trees, vegetable boxes and so much more!!

FURTHER INFORMATION

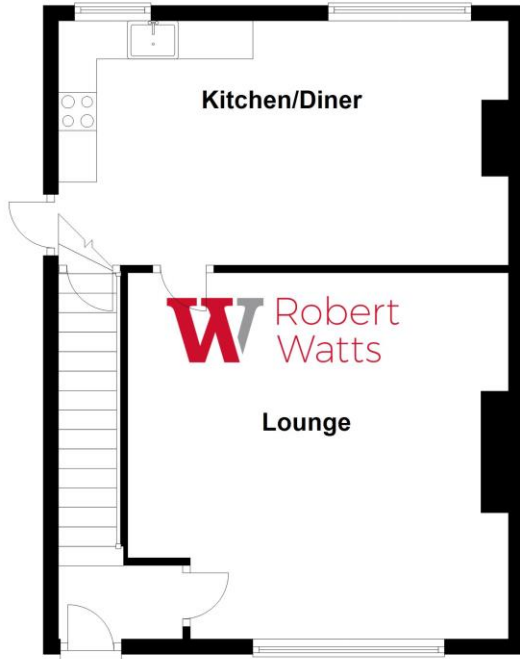
Council Tax - Band B

Tenure - Freehold

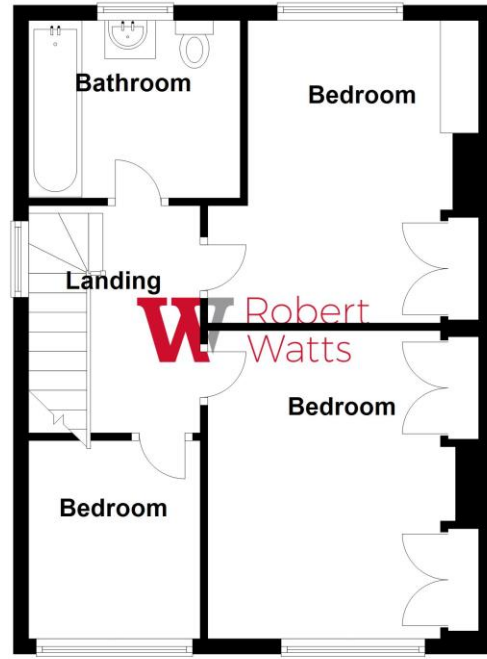
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



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	66	
(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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