



1 Gurney Close, Little Horton, Bradford, BD5 9QR

**** OFFERED WITH NO CHAIN ** EXTENDED SEMI DETACHED ** GOOD SIZE CORNER PLOT POSITION ** VAST POTENTIAL (subject to permissions).** Viewing is strongly advised for this Family sized semi detached which benefits from a single story rear extension allowing larger than average dining kitchen and ground floor SHOWER ROOM. THREE BEDROOMS and family bathroom to the first floor with large loft area. Sat on a good size plot with gardens to THREE SIDES, driveway to the rear and side PLUS DETACHED GARAGE. Situated within this highly sought after location within Little Horton, close to many amenities, schools, public transport links and commute to the city centre.

£185,000

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ENTRANCE HALLWAY

Stairs to first floor

THROUGH LOUNGE DINER 25'3" max x 12'5" max (7.7m max x 3.78m max)

Good size room with feature fireplace housing gas fire. Access to the ground floor shower room

SHOWER ROOM

Modern, vintage style suite with built in double shower cubicle. Fully tiled walls and floor. Velux window

KITCHEN DINER 20' x 8' (6.1m x 2.44m)

Modern kitchen with an array of wall and base units and worktops with splash back tiled walls. Freestanding cooker and plumbing for washer. Decorative panelled ceiling and pantry area off with built in cupboard

LANDING

Loft access with pull down ladder

BEDROOM ONE 9'3" x 12'5" (2.82m x 3.78m)

BEDROOM TWO 9'9" x 11'5" (2.97m x 3.48m)

BEDROOM THREE 7'8" x 7'3" (2.34m x 2.2m)

BATHROOM

Three piece family bathroom

OUTSIDE

Sit on a large corner plot with vast potential for further extension (subject to permission). Mature gardens to the front, driveway to the side with additional parking to the rear and large garage

FURTHER INFORMATION C

Council Tax - Band C

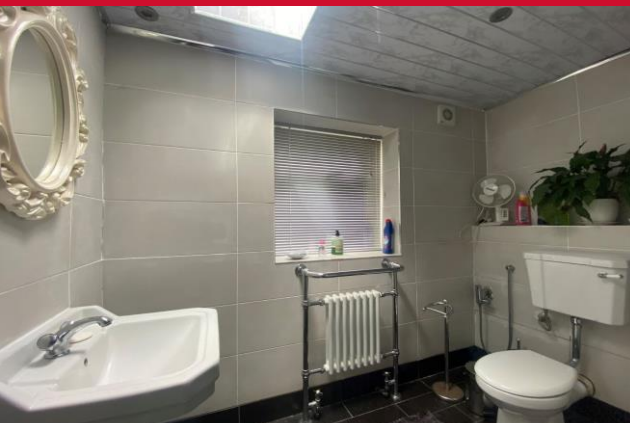
Tenure - Freehold

MORTGAGES

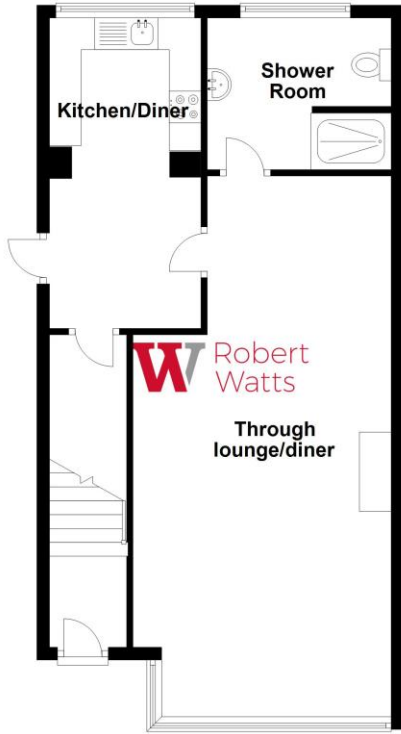
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

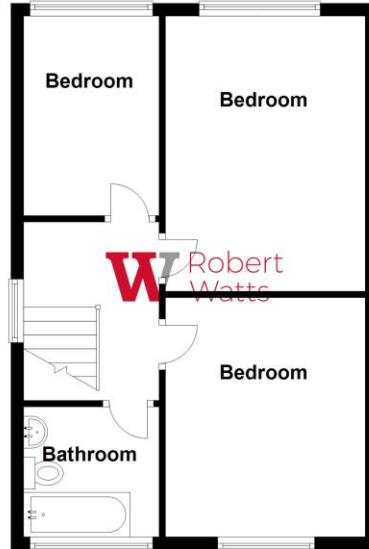
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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