



2 Southmere Avenue, Great Horton, Bradford, BD7 3NU

**** ENVIABLE CORNER PLOT POSITION ** MUST BE VIEWED TO FULLY APPRECIATE THE GROUNDS ON OFFERS **** Situated within this popular residential location is this traditional SEMI DETACHED currently providing THREE BEDROOM, TWO RECEPTION ROOM accommodation. Externally are pleasant gardens to front and rear with a large side garden providing vast potential for extension (subject to permissions). Well placed for many of the local amenities central Great Horton has to offer including primary and secondary schools.

£145,000

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ENTRANCE HALL

LOUNGE 12'6" x 11'1" (3.8m x 3.38m)

Stripped polish wood flooring and feature fireplace housing living flame gas fire

SITTING ROOM 11'7" x 10'3" (3.53m x 3.12m)

Feature fireplace

KITCHEN 10'7" x 5'2" (3.23m x 1.57m)

Fitted kitchen, worktops, sink and drainer. Oven, hob and extractor. Plumbing for washer and useful pantry area

FIRST FLOOR

BEDROOM ONE 11'6" (3.5) x 9'2" (2.8) plus robes

Built in wardrobe to alcove

BEDROOM TWO 10'6" (3.2) plus recess x 9'5" (2.87)

Provides loft access

BEDROOM THREE 7'5" x 5'3" (2.26m x 1.6m)

BATHROOM

Three piece coloured suite with shower over bath

OUTSIDE

Sat on a large corner plot position with gardens to three sides. Mainly laid to lawn with mature shrubs and hedging

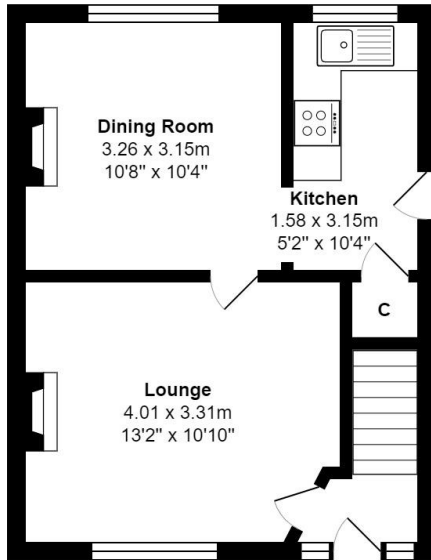
FURTHER INFORMATION

Council Tax - Band B

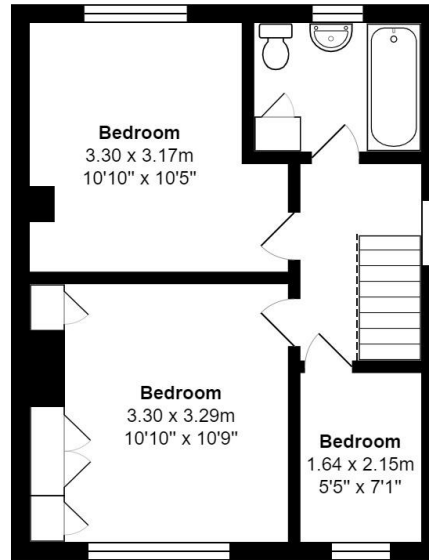
Tenure - Freehold

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

Total Area: 66.2 m² ... 713 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(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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