

#### **GETTING WEST YORKSHIRE MOVING**



## 90 Little Horton Lane, Little Horton, Bradford, BD5 0JG

\*\* VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY \*\* TRADITIONAL THROUGH TERRACED FAMILY HOME \*\* Situated for all the amenities Bradford City Centre has to offer and briefly comprises of: entrance hallway, 2 reception rooms, dining kitchen and utility. To the first floor are 2 bedrooms with the master room being over 18ft family bathroom PLUS additional wetroom! A further 2 bedrooms to the 2nd floor. Additionally the basement has been tanked and plastered with potential for conversion (subject to permissions) Externally are gardens to the front and parking to the rear. We feel this will appeal TO ALL BUYERS! Having many characterful and traditional features within the family home layout. IT MUST BE VIEWED TO FULLY APPRECIATE!

# £230,000

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### **ENTRANCE PORCH** Traditional tiled flooring **ENTRANCE HALLWAY** Stairs leading to first floor LOUNGE 13'5" x 14'3" (4.1m x 4.34m) Marble effect fire surround and original coving to the ceiling DINING AREA 12'1" x 15'11" (3.68m x 4.85m) Feature fireplace and laminate flooring UTILITY AREA Space for washer and dryer LOWER GROUD FLOOR BASEMENT 11'11" x 16'4" (3.63m x 4.98m) Useful store and sink unit KITCHEN 15'1" x 8'8" (4.6m x 2.64m) Fitted kitchen with a selection of wall and base units. Splashback tiled walls and space for table BEDROOM ONE 14'4" x 18'4" (4.37m x 5.6m) Traditional feature fireplace. Potential to split having two windows BEDROOM TWO 12' x 13'7" (3.66m x 4.14m) Traditional feature fireplace SECOND FLOOR BEDROOM THREE 10'9" x 10'7" (3.28m x 3.23m) Velux window BEDROOM FOUR 18' x 10'11" (5.49m x 3.33m) Dormer bedroom BATHROOM Coloured suite with corner bath WET ROOM Walk in shower with sink and W.C OUTSIDE Garden to the front and yard area to the rear with parking **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.











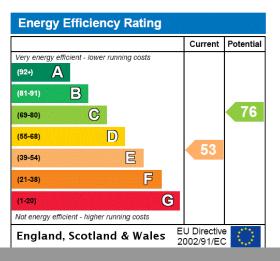








Total Area: 192.8 m<sup>2</sup> ... 2075 ft<sup>2</sup> All measurements are approximate and for display purposes



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