

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

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 GROUND 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 m² ... 2075 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		
(69-80) C		76
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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