



45 Melrose Street, Great Horton, Bradford, BD7 3EW

FULLY RENOVATED: Lovely inner Through Terrace, that has been subject to an extensive renovation program. Provides 3 Bedrooms with new central heating system, kitchen, decorated and carpeted. Situated within this most convenient of localities within the Great Horton area. Ideal for many of the local amenities and commute to the city centre. We feel this will make an ideal young family home/investment. Accommodation comprises: entrance hall, lounge, dining kitchen, 3 bedrooms and bathroom.

£105,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

45 Melrose Street, Great Horton, Bradford, BD7 3EW

ENTRANCE HALL

LOUNGE 14'5" x 13'7" (4.4m x 4.14m)

KITCHEN 17'5" x 13'7" max` (5.3m x 4.14m max`)

Well equipped recently fitted kitchen, with range of units. Built in oven and hob. Useful understairs storage cupboard.

FIRST FLOOR

BEDROOM ONE 11'7" x 11'6" (3.53m x 3.5m)

BEDROOM TWO 11'4" x 7'5" (3.45m x 2.26m)

BEDROOM THREE 6'2" x 5'5" (1.88m x 1.65m)

BATHROOM

Three piece bathroom suite, separate shower cubicle.

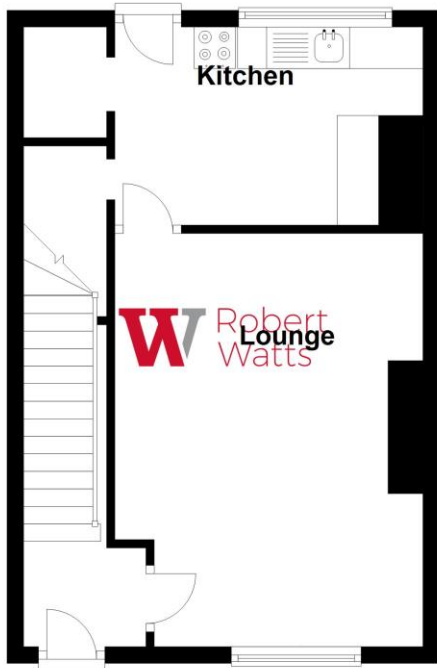
OUTSIDE

Small fore yard and yard/garden at the back

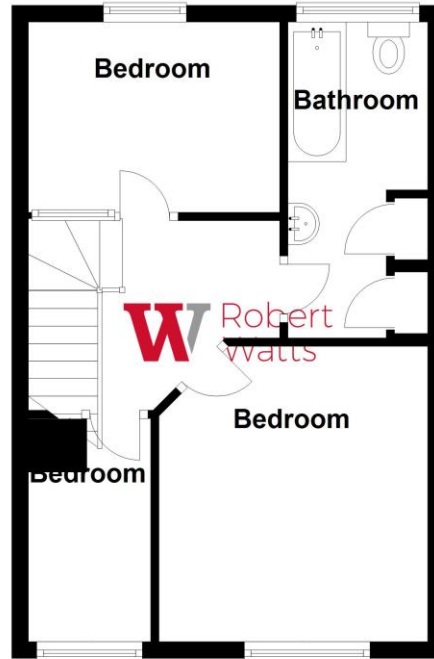
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark