



5 Ransdale Drive, Little Horton, Bradford, BD5 7NT

**** FANTASTIC OPPORTUNITY ** VAST POTENTIAL TO CREATE MORE (subject to permissions) **
LOVELY FAMILY HOME! **** Situated within a cul de sac location where rarely houses are brought to market this SEMI DETACHED property offering well presented and 'cared for' accommodation throughout. Briefly comprising: Entrance hall, through lounge, kitchen and pantry area to the ground floor. THREE BEDROOMS and modern family bathroom to the first floor. Sat on a good size plot with gardens to the front, driveway allowing parking for several cars, leads to garage base and lawned gardens to the rear. Well placed for many amenities, schools, public transport links to city centre and the motorway network a short distance away.

£150,000

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

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALLWAY

Stairs to first floor and large coat cupboard

THROUGH LOUNGE 18'1" x 11' (5.5m x 3.35m)

Good size reception with dual aspect windows. Feature fireplace

KITCHEN 7'6" x 8' (2.29m x 2.44m)

Fitted kitchen with a selection of wall and base units. Worktops with splashback, sink and drainer. Cooker point, plumbing for washer and walk in pantry housing boiler

FIRST FLOOR

Access to the loft

BEDROOM ONE 12'10" x 9'6" (3.9m x 2.9m)

BEDROOM TWO 11'3" x 8'3" (3.43m x 2.51m)

BEDROOM THREE 7'3" x 5'2" (2.2m x 1.57m)

BATHROOM

Modern family bathroom. Three piece suite with shower over bath and screen. Fully tiled walls

OUTSIDE

Sat on a good size plot with gardens to the front and mature shrub borders. Paved driveway to the side allowing parking for several cars. Larger than expected lawned garden to the rear

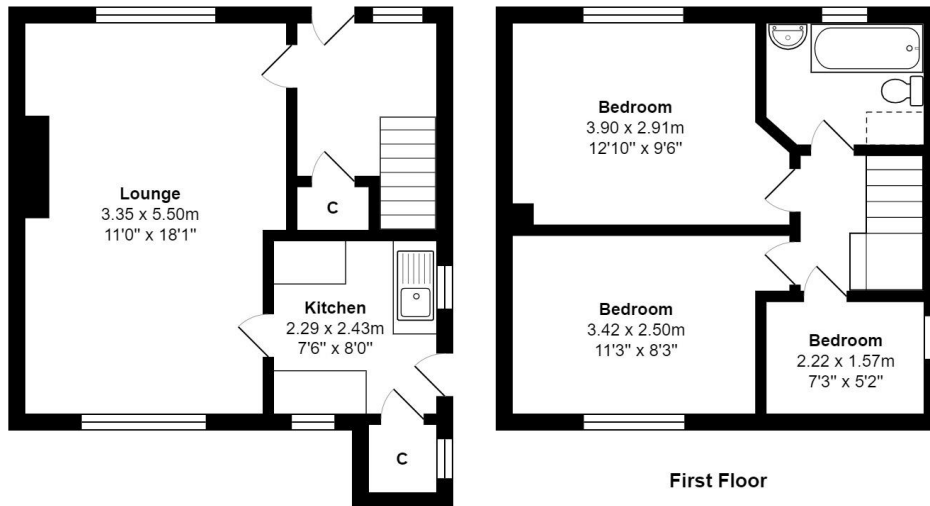
FURTHER INFORMATION

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: 64.9 m² ... 698 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		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119
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