



60 Bartle Lane, Great Horton, Bradford, BD7 4QA

**** LOVELY FAMILY HOME ** FINISHED TO A HIGH STANDARD ** OFFERED WITH NO CHAIN **** Viewing is strongly advised for this stone built THROUGH TERRACED property which has been renovated over time. Briefly comprising: vestibule leading through to a good size lounge, MODERN FITTED KITCHEN, TWO FIRST FLOOR BEDROOMS, FAMILY BATHROOM and OVERALL ATTIC ROOM. Benefitting further from GCH, DG and pleasant gardens to front and rear. Situated within this convenient of localities where properties continue to sell well. Close to many amenities Great Horton has to offer and great for commute to the city centre.

£125,000

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ENTRANCE VESTIBUKE

Leading through to the lounge

LOUNGE 14' x 15'2" (4.27m x 4.62m)

Good size lounge, tastefully decorated with feature fireplace

KITCHEN 11'2" x 8'11" (3.4m x 2.72m)

Modern fitted kitchen with new appliances. Selection of wall and base units, worktops, sink and drainer. Oven, hob, extractor and plumbing for washer. Exposed brick walls

FIRST FLOOR LANDING

BEDROOM ONE 12'11" x 8'10" (3.94m x 2.7m)

Wardrobe to alcove

BEDROOM TWO 11'3" x 8'10" (3.43m x 2.7m)

BATHROOM

Family bathroom with shower over bath and screen. Sink and W.C

OVERALL ATTIC BEDROOM 16'7" x 14'1" (5.05m x 4.3m)

Velux window and potential to split (subject to permission)

OUTSIDE

Fore garden to the front. Low maintenance garden to the rear

FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

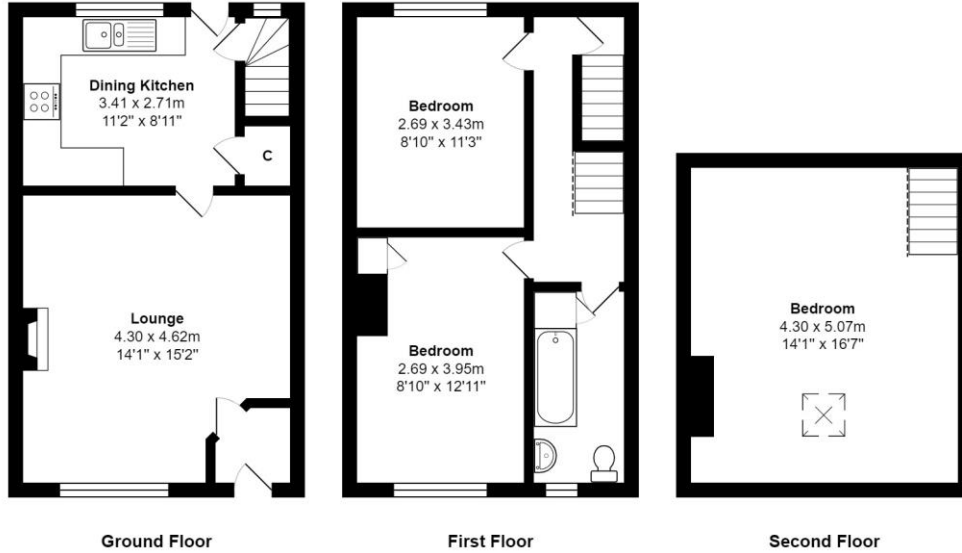
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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: 86.2 m² ... 928 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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