



## 77 Great Horton Road, Great Horton, Bradford, BD7 1PH

**\*\* Rare Opportunity \*\*** Great Location for University, College, City centre and MUCH MORE! **\*\*** Only upon internal inspection will this EXTENDED SEMI DETACHED FAMILY HOME be fully appreciated!. Having has many improvements over recent years this well presented property briefly comprises: Entrance porch leading through to hall. Lounge, modern dining kitchen, shower room, utility room and ground floor bedroom four. Three first floor bedrooms and family bathroom. Externally, access via double gates, there is plenty of off road parking to the front and pleasant enclosed low maintenance gardens to the rear. Benefiting further from GCH DG and alarm. Viewing is STRICTLY BY APPOINTMENT ONLY.

£194,995

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**ENTRANCE PORCH** leading through to the hall

**HALL** Provides access to the lounge and bedroom 4

**LOUNGE 12'8" x 11'1" (3.86m x 3.38m)**

Large bay window, laminate flooring and feature fireplace housing living flame gas fire. Open to the dining kitchen

**DINING KITCHEN 15'7" x 9'10" (4.75m x 3m)**

Modern fitted dining kitchen with a selection of wall and base units finished in high gloss white. Worktops, sink and drainer, oven, hob and extractor, feature fireplace with wall mounted electric fire.

**SHOWER ROOM** Built in walk in shower, sink and w/c

**UTILITY ROOM** Plumbing for washer and space for dryer. Provides access to the ground floor bedroom and rear gardens

**GROUND FLOOR BEDROOM, 16'9" x 6'10" (5.1m x 2.08m)**

A versatile room with 2 access points. Ideal for guests.

**FIRST FLOOR** Landing area with loft access

**BEDROOM ONE 10' x 10' (3.05m x 3.05m)**

Fitted wardrobe

**BEDROOM TWO 11'2" x 10' (3.4m x 3.05m)**

Another good size double

**BEDROOM THREE 8'2" x 5'7" (2.5m x 1.7m)**

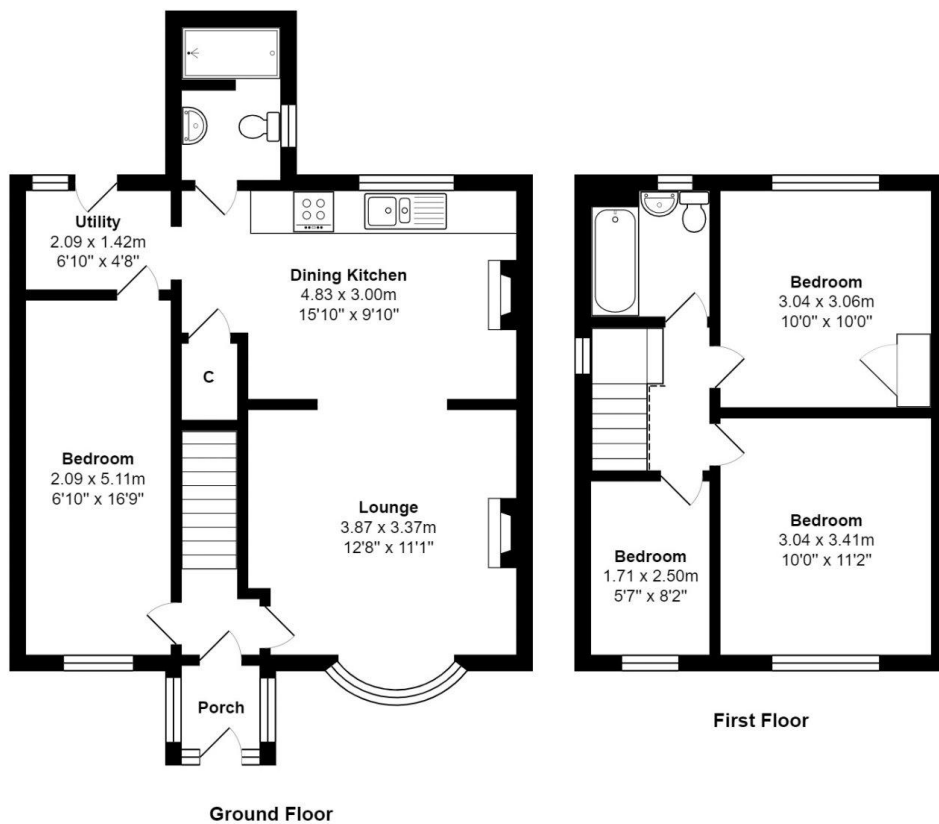
**BATHROOM** Three piece family bathroom

**ATTIC SPACE** Decorated with power and light.

**OUTSIDE** Large driveway to the front allowing parking for several cars. Enclosed garden to rear.

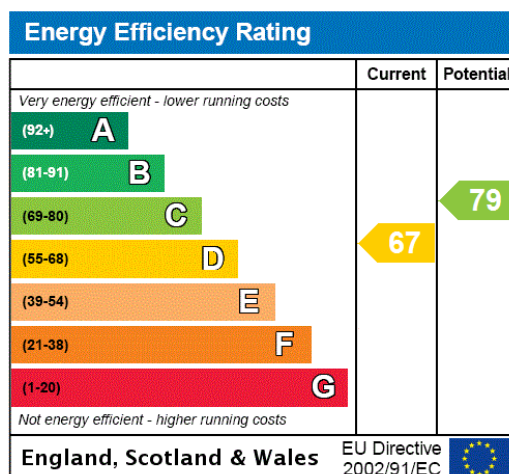
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 85.7 m<sup>2</sup> ... 922 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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