



13 Summerseat Place, Off Great Horton Road, Bradford, BD7 3AA

**** PROPERTIES ON THIS STREET ARE RARELY BROUGHT TO THE OPEN MARKET ** GREAT OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL FAMILY HOME ** OVERLOOKING THE GREEN WITH PRIVATE RESIDENTIAL ACCESS ****

Viewing is strongly advised for this lovely longstanding traditional INNER TERRACED HOUSE which will appeal to all buyers including investment opportunity for a HMO. With many ornate features throughout and briefly comprising: Large inviting entrance hallway, lounge, sitting room and well equipped kitchen plus useful basement area. Two double bedrooms and house bathroom to the first floor with an additional four bedrooms to the second floor. Externally, are gardens to the front and rear with off street parking. Situated in the Great Horton area, close to Bradford college and university, amenities within the city centre and great for commute to neighbouring towns and cities.

£315,000

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ENTRANCE HALLWAY

Light, welcoming hallway with traditional coving and stairs leading to the first floor

LOUNGE 15'10" x 15'3" (4.83m x 4.65m)

Formal reception room with feature fireplace housing gas fire

SITTING ROOM 15'3" x 13'9" (4.65m x 4.2m)

Good size family sitting room with feature fireplace

KITCHEN 14'5" x 8'3" (4.4m x 2.51m)

Good size breakfast kitchen with an array of wall and base units, worktops with matching splashback, sink and drainer. Range cooker with extractor, plumbing for washer and door leading to the rear

BASEMENT

COAL HOLE 11'1" x 4'10" (3.38m x 1.47m)

ROOM ONE 15'11" x 15'3" (4.85m x 4.65m)

FIRST FLOOR

Large landing area with feature arch window and useful understair store cupboard

BEDROOM ONE 15'3" x 14'10" (4.65m x 4.52m)

Fireplace and pleasant outlook

BEDROOM TWO 15'3" x 14'10" (4.65m x 4.52m)

Fireplace

BATHROOM/WETROOM

Modern wet room which has been adapted for disabled use with sink and W.C

SECOND FLOOR

BEDROOM THREE 14'11" x 14'5" (4.55m x 4.4m)

Dormer style with pleasant outlook

BEDROOM FOUR 14'5" x 15'7" (4.4m x 4.75m)

Dormer style

BEDROOM FIVE 10'6" x 9'5" (3.2m x 2.87m)

BEDROOM SIX 9'4" x 8'10" (2.84m x 2.7m)

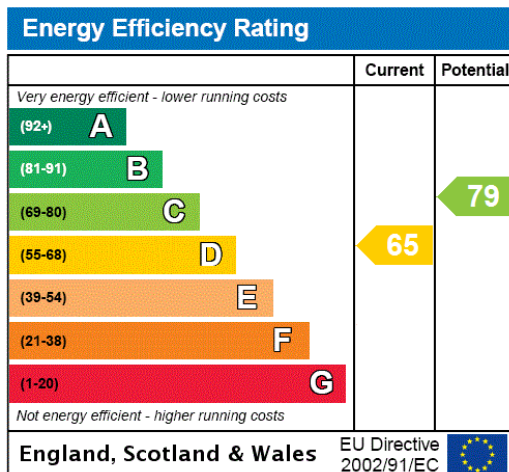
Sloping ceiling restricting head height

OUTSIDE

Access via a private residents only road to the front plus road to the rear which has a dead end allowing the street to be a no through access road allowing parking only for those who live here. The gardens to the front also allow for off road parking and look over to the green. To the rear there is a garden yard area

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.





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