



98 Canterbury Avenue, Little Horton, Bradford, BD5 9LA

**** LARGE CORNER PLOT POSITION **** VAST AMOUNT OF SCOPE FOR EXTENSION (subject to permissions). IN NEED OF UPDATING/RENOVATION WORKS THROUGHOUT ****** Viewing is strongly advised for this SEMI DETACHED property which briefly comprises: entrance hall, lounge, kitchen, TWO BEDROOMS and bathroom. Externally, the property offers large lawned gardens to the front with off road parking to the side and additional garden space. Enclosed garden to the rear. Close to many amenities, St. Lukes Hospital, town centre and educational buildings.

£139,995

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ENTRANCE HALL

LOUNGE 12'1" x 13'1" (3.68m x 4m)

KITCHEN 16'7" x 8' (5.05m x 2.44m)

Wall and base units, sink unit, cooker point and plumbing for washer

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 13'9" x 9'11" (4.2m x 3.02m)

BEDROOM TWO 11'5" x 7'8" (3.48m x 2.34m)

BATHROOM

Three piece coloured suite

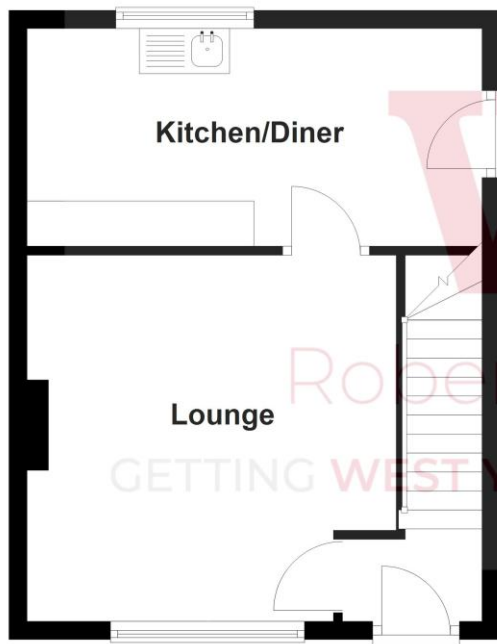
OUTSIDE

Gardens to three sides and off road parking

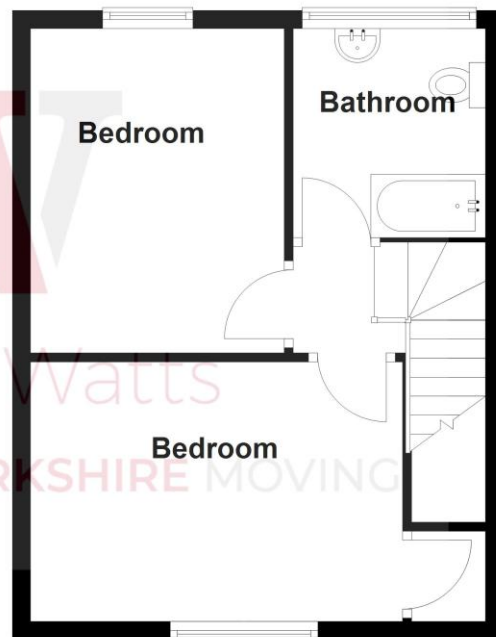
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		