



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

**** OFFERED WITH NO CHAIN ** STONE BUILT THROUGH TERRACED ** ATTIC BEDROOM WITH EN-SUITE**
**** Viewing is strongly advised for this well presented through terraced property which we feel will appeal to first time buyers and young families. Briefly comprising: Entrance vestibule, lounge, kitchen, TWO BEDROOMS to the first floor with family bathroom and overall attic room with en-suite shower room. Benefitting further from GCH, DG and pleasant rear gardens. Situated within this increasingly popular part of Great Horton. Well placed for many local amenities, commute to the city centre and schools.**

£135,000

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VESTIBULE

LOUNGE 15'4" x 14'3" (4.67m x 4.34m)

Fireplace with marble hearth and laminate flooring

KITCHEN 9'1" x 10'7" (2.77m x 3.23m)

Fitted kitchen with a selection of wall and base units. Oven, hob and extractor, freestanding appliances and plumbing for washer

BASEMENT AREA

Power and light

FIRST FLOOR

BEDROOM ONE 14'7" x 12'8" (4.45m x 3.86m)

Wishbone style flooring, fitted wardrobes and cupboard to alcove

BEDROOM TWO 8'7" x 11'7" (2.62m x 3.53m)

Store cupboard

BATHROOM

Corner bath with mixer taps, sink and W.C. Fully tiled

ATTIC ROOM 20' x 12'4" (6.1m x 3.76m)

Potential to split (subject to permission). Fitted wardrobes and storage. Ensuite shower room

REAR GARDEN

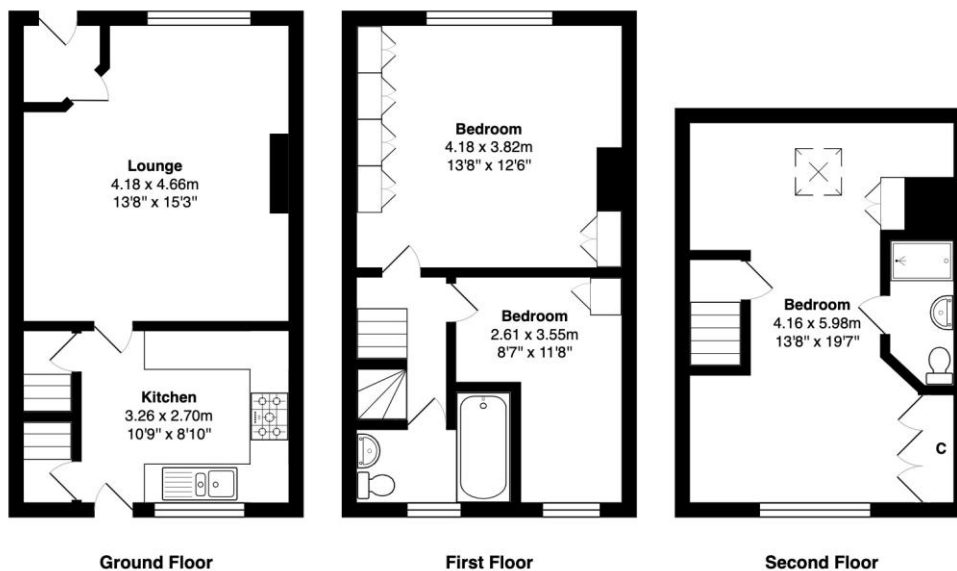
Could be utilised as off road parking . Decked seating area with inset lights

BROCHURE DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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: 87.7 m² ... 944 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		