



746 Great Horton Road, Great Horton, Bradford, BD7 4EE

**** WELL PLACED FOR MANY AMENITIES ** WOULD MAKE IDEAL FIRST TIME PURCHASE/BUY TO LET INVESTMENT **** Characterful Grade II listed TERRACED COTTAGE which offers a good size reception room with separate kitchen, basement and small yard to rear. TWO BEDROOMS to the first floor with house bathroom and separate W.C. Benefitting from pleasant gardens to the front, GCH and UPVC DG. Situated within the Great Horton area which is ideal for many amenities including Tesco and local shops plus great transport links to the city centre. BOOK YOUR VIEWING TODAY

£89,950

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ENTRANCE VESTIBULE

Stairs leading to first floor

LOUNGE 17'10" x 13'8" max (5.44m x 4.17m max)

Lovely size reception room with windows to front and rear elevation. Feature fireplace

KITCHEN 17'1" max 6'10" (5.2m max 2.08m)

Fitted kitchen with selection of wall and base units, worktops, sink and drainer. Plumbing for washer and access to basement

FIRST FLOOR

Landing area with separate W.C and sink

BATHROOM

Panelled bath with shower over and sink

BEDROOM ONE 10'9" x 11'2" max (3.28m x 3.4m max)

BEDROOM TWO 10'9" x 6'6" (3.28m x 1.98m)

OUTSIDE

Pleasant good size low maintenance garden to the front and small yard to rear

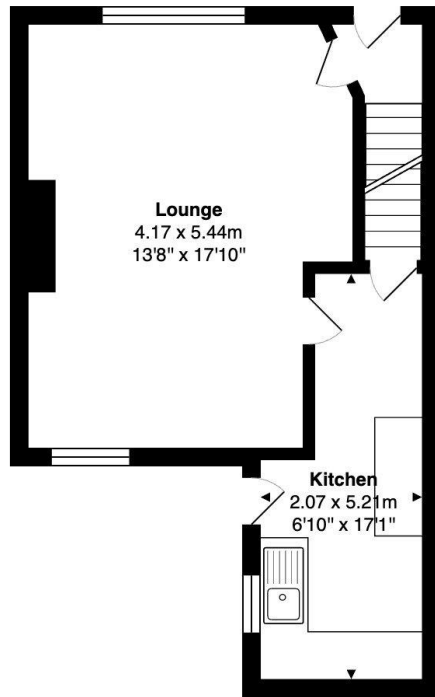
BUYER DISCLAIMER

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.

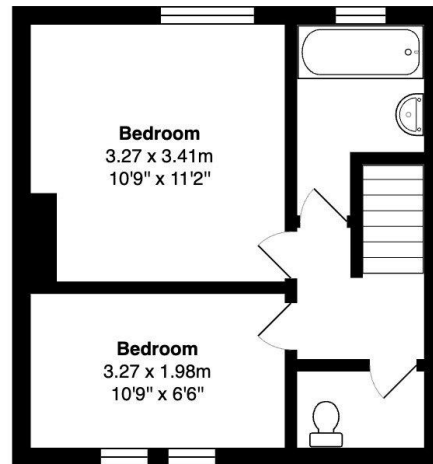
GRADE 2 DISCLAIMER NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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

Total Area: 61.3 m² ... 659 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		