



## 5 Bartle Close, Great Horton, Bradford, BD7 4QH

**\*\* SUPERB FAMILY HOME \*\* IDEAL FOR LARGE/MULTI GENERATIONAL FAMILIES \*\* SIX BEDROOMS ALL WITH FITTED FURNITURE \*\*** Step inside this well presented EXTENDED SEMI DETACHED FAMILY HOME. The accommodation cannot fail to impress and briefly comprising: entrance hallway, 24ft through lounge, large dining kitchen with additional kitchen workspace, TWO ground floor bedrooms and washroom. FOUR bedrooms to the first floor with master en-suite and additional shower room. Externally the block paving to the front provides ample parking and lovely enclosed garden to the rear with outhouse and mature shrubs ideal for family gatherings. Situated in a cul de sac location within the Great Horton area which is ideal for many local amenities, schools, walks through the park and commute to city centre. VIEWING ADVISED

£320,000

# 5 Bartle Close, Great Horton, Bradford, BD7 4QH

## ENTRANCE HALLWAY

Stairs leading to first floor

## THROUGH LOUNGE 24'6" x 11'2" (7.47m x 3.4m)

## DINING KITCHEN 16'11" x 16'6" (5.16m x 5.03m)

Stunning kitchen with a selection of wall and base units, worktops, sink and drainer. Oven hob and extractor, integrated appliances and large dining area. Patio doors leading to rear

## ADDITIONAL KITCHEN AREA 11'3" x 7'3" (3.43m x 2.2m)

Selection of wall and base units to include display cabinets and worktops

## INNER HALL

Cloakroom off with sink and W.C

## BEDROOM 9'1" x 13'5" (2.77m x 4.1m)

Fitted furniture

## BEDROOM 8'1" x 8'9" (2.46m x 2.67m)

Fitted furniture

## FIRST FLOOR

Landing area

## MASTER BEDROOM 14'11" x 8'3" (4.55m x 2.51m)

Fitted bedroom furniture and access to ensuite

## EN-SUITE BATHROOM

Corner bath with shower over, sink and W.C

## BEDROOM 7'9" x 6'7" (2.36m x 2m)

## BEDROOM 10'10" x 10'10" (3.3m x 3.3m)

Fitted furniture

## BEDROOM 10'11" x 12'6" (3.33m x 3.8m)

Fitted furniture

## SHOWER ROOM

Corner shower cubicle sink and W.C

## OUTSIDE

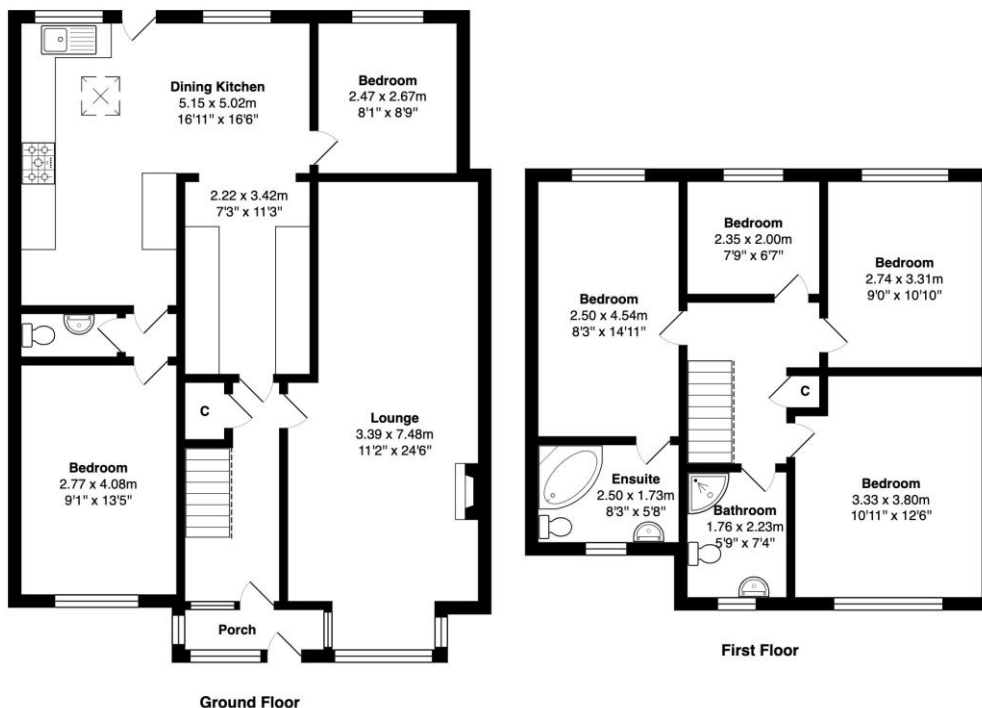
Block paved to the front allowing plenty of parking. Lovely well tended gardens to the rear with mature shrubs, paving and outbuilding

**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.

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: 142.5 m<sup>2</sup> ... 1534 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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