



9 Ferndown Green, Little Horton, Bradford, BD5 9QT

**** CUL DE SAC LOCATION ** GOOD SIZE GARDENS TO THE REAR **** Viewing is strongly advised for this traditional bay window SEMI DETACHED property situated within a cul de sac location in BD5, Little Horton, which is ideal for many amenities, shops, schools and commute to the city centre. Benefitting from GCH and DG the property briefly comprises: entrance hallway, lounge, dining room, kitchen. **THREE GOOD SIZE BEDROOMS** and modern house bathroom. Externally, are pleasant gardens to the front, driveway to the side leading to a hard standing area and larger than average gardens to the rear.

£190,000

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ENTRANCE HALLWAY

Laminate flooring and stairs leading to the first floor

LOUNGE 14'11" x 11'10" (4.55m x 3.6m)

DINING ROOM 11'10" x 9'10" (3.6m x 3m)

KITCHEN 10'4" x 7'8" (3.15m x 2.34m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Plumbing for washer and dishwasher, freestanding cooker (not in working order)

FIRST FLOOR LANDING

BEDROOM ONE 12'1" x 11'1" (3.68m x 3.38m)

Fitted wardrobes with matching drawers and store cupboard

BEDROOM TWO 11'3" x 10' (3.43m x 3.05m)

Store cupboard and double wardrobes

BEDROOM THREE 7'9" x 7'6" (2.36m x 2.29m)

BATHROOM

Three piece suite with shaped bath, shower over and screen. Sink and W.C

OUTSIDE

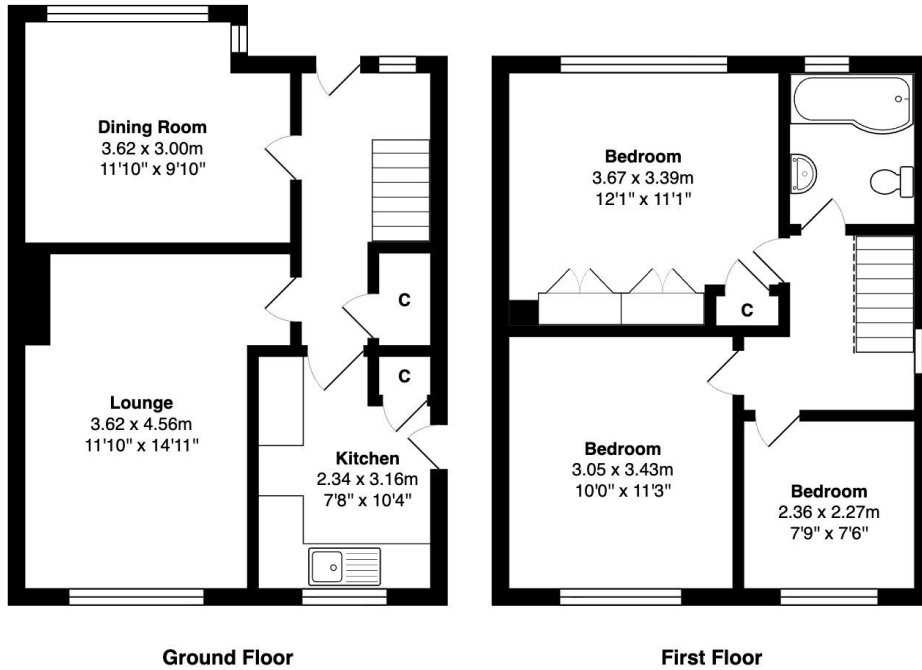
Sat on a good size plot with possible extension opportunity (subject to permissions). Pleasant gardens to the front, large lawned gardens to the rear with driveway leading to a hard standing area

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: 79.6 m² ... 857 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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