



47 Greaves Street, Little Horton, Bradford, BD5 7PE

**** RARELY SEEN ON THE OPEN MARKET ** LOVELY EXTENDED THROUGH TERRACED PROPERTY **** Set over four floors is this delightful family home which briefly comprises: lounge, extended family sitting room, large basement dining kitchen, two double bedrooms to the first floor with house bathroom and two dormer bedrooms. Benefitting further from GCH, DG, tastefully decoration throughout and good size yard area to the rear. The property is well placed for many amenities, schools and places of worship within walking distance, public transport commute to the city centre a short distance away alongside the University and St Lukes Hospital. **VIEWING IS STRONGLY ADVISED**

£180,000

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LOUNGE 12'9" x 18'2" (3.89m x 5.54m)

Reception room well presented with feature fireplace

SITTING ROOM 18'10" x 11'1" (5.74m x 3.38m)

Extended family room, ideal for family gatherings with door leading to rear

BASEMENT DINING KITCHEN 25'8" x 12'9" (7.82m x 3.89m)

Modern basement dining kitchen with a selection of wall and base units, plenty of work space, range cooker with extractor and plumbing for washer and dishwasher. External access

FIRST FLOOR

BEDROOM ONE 12'9" x 9'8" (3.89m x 2.95m)

BEDROOM TWO 11'7" x 7' (3.53m x 2.13m)

FAMILY BATHROOM

Modern Family bathroom with shower over bath sink and W.C

SECOND FLOOR

BEDROOM THREE 10'9" x 8'7" (3.28m x 2.62m)

BEDROOM FOUR 11'6" x 10'1" (3.5m x 3.07m)

OUTSIDE

Garden to the front with paved seating. Pleasant paved garden to the 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.

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: 125.4 m² ... 1350 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	54 E	70 C
21-38	F		
1-20	G		

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