



38 Southfield Road, Little Horton, Bradford, BD5 9ED

**** STUNNING PERIOD DETACHED HOUSE ** FULL OF ORNATE FEATURES AND CHARM ** SPACIOUS ROOMS WITH HIGH CEILINGS ** SCOPE TO CREATE ADDITIONAL LIVING SPACE WITHIN THE ATTIC (subject to permissions) **** Step inside this lovely family home offering **THREE BEDROOM, TWO RECEPTION ROOMS PLUS KITCHEN WITH DINING AREA.** Having been a long standing family home the space and features cannot fail to impress. The grounds in which the property sits offering gated access to a parking area, sheds, summer house, lawns and mature shrub borders. Situated in this popular residential area with great access links to Bradford City centre, schools and shops. **VIEWING IS STRONGLY ADVISED**

£220,000

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ENTRANCE HALL

Impressive entrance with stairs leading to the first floor

SITTING ROOM 14'11" x 14'3" (4.55m x 4.34m)

Formal reception room with reclaimed wood flooring and impressive period style fireplace. Large stained glass windows and high ceilings

LOUNGE 13'8" x 13'2" (4.17m x 4.01m)

Another lovely reception room with feature windows to the front and side elevations, wood flooring, high ceilings and impressive period style fireplace

KITCHEN 16'11" x 7'4" (5.16m x 2.24m)

Handcrafted kitchen with wood wall and base units, tiled worktops, sink and drainer. Plumbing for washer/dishwasher and range cooker sat within a chimney breast and hidden extractor. Exposed beam ceilings finishes this country kitchen feel. Opens through to the dining area

DINING AREA 14'11" x 6'10" (4.55m x 2.08m)

Reclaimed wishbone flooring and part panelled walls. Nice space for formal dining

FIRST FLOOR

Landing area with loft access

LOFT

Large space which some may look to convert (subject to permissions)

BEDROOM ONE 14'11"x 14'3" (4.55mx 4.34m)

BEDROOM TWO 13'8" x 15'4" max (4.17m x 4.67m max)

BEDROOM THREE 12'2" x 6'10" (3.7m x 2.08m)

FAMILY BATHROOM 10'9" x 7'10" (3.28m x 2.4m)

Stunning modern suite with shower over bath and screen, vanity style sink and W.C

OUTSIDE

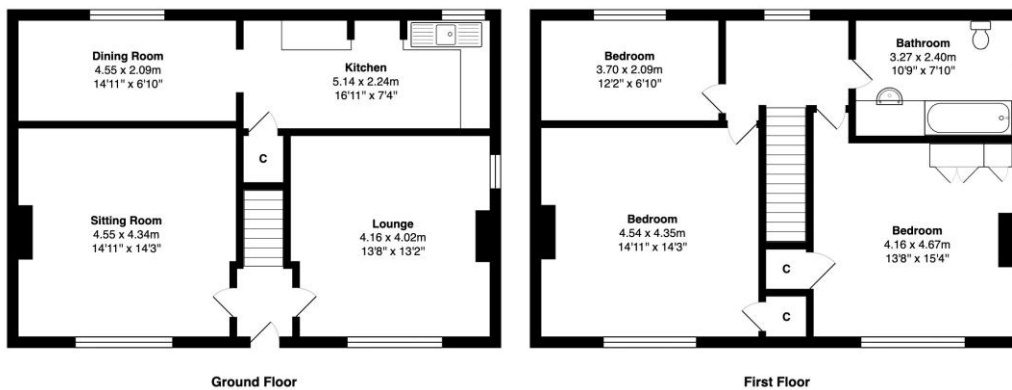
Gated access leads through to parking area. Sheds with power and light plus summer house. The gardens are screened with mature shrubs, lawned with seating area

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: 129.7 m² ... 1397 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		