



19 Waverley Terrace, Great Horton, Bradford, BD7 3HZ

**** OFFERED WITH NO CHAIN ** EXTENDED THROUGH TERRACED PROPERTY **** Situated in this popular residential area, close to many amenities and ideal for commute to the city centre is this stone built **INNER THROUGH TERRACED** property which has been extended to the rear and has adaptations for disable use. Briefly comprising: kitchen/lounge, sitting room with large wet room off and basement. Large bedroom plus occasional room which provides access through to the house bathroom and overall attic room. Benefitting from GCH and DG. Viewing is strongly advised

£135,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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ENTRANCE

Direct into the lounge

KITCHEN/LOUNGE 13'3" x 14' (4.04m x 4.27m)

Good size room with a selection of wall and base units, worktops, sink and drainer, oven, hob and extractor, plumbing for washer

SITTING ROOM 12'4" x 10'4" (3.76m x 3.15m)

Door leading to rear and access through to the wet room

WETROOM 6'4" x 8'2" (1.93m x 2.5m)

Large wet room

BASEMENT

Useful store area with power and light

FIRST FLOOR

BEDROOM ONE 11'6" x 13'3" (3.5m x 4.04m)

OCCASSIONAL ROOM 8'4" x 8'3" (2.54m x 2.51m)

Provides access to the house bathroom

HOUSE BATHROOM

Three piece suite

ATTIC ROOM 13'2" (4.01) x 14'2" (4.32) max overall

A large room with walk in storage and Velux window. Potential to split and create additional rooms.

OUTSIDE

Garden to front and 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

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: 85.8 m² ... 924 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		