



245 Canterbury Avenue, Little Horton, Bradford, BD5 9JY

NO CHAIN ** CONVENIENT OF LOCALITIES **INNER TOWN HOUSE offering good size accommodation throughout. Briefly comprising: Lounge, kitchen, TWO DOUBLE BEDROOMS, family bathroom and LARGE LOFT SPACE. Externally the hard standing area to front offers potential (subject to permission) parking for several cars, good size garden to rear. Well placed for many amenities including shops, schools and public transport links. BOOK YOUR VIEWING TODAY

£130,000

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

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

[arla](#) | [propertymark](#) [naea](#) | [propertymark](#)

245 Canterbury Avenue, Little Horton, Bradford, BD5 9JY

ENTRANCE VESTIBULE

Leading through to the lounge

LOUNGE 13'4" x 15'2" (4.06m x 4.62m)

Good size lounge with feature fireplace

DINING KITCHEN 13'4" x 7'11" (4.06m x 2.41m)

Fitted kitchen with an array of wall and base units. Worktops, sink and drainer. Gas cooker point, plumbing for washer and large under stair store area. Door leading to rear garden

FIRST FLOOR

Landing area with access to good size loft

BEDROOM ONE 13'4" x 13'2" (4.06m x 4.01m)

Large master bedroom

BEDROOM TWO 11'7" max x 7'3" (3.53m max x 2.2m)

Cupboard over stairs

BATHROOM

Three piece white suite with fully tiled walls

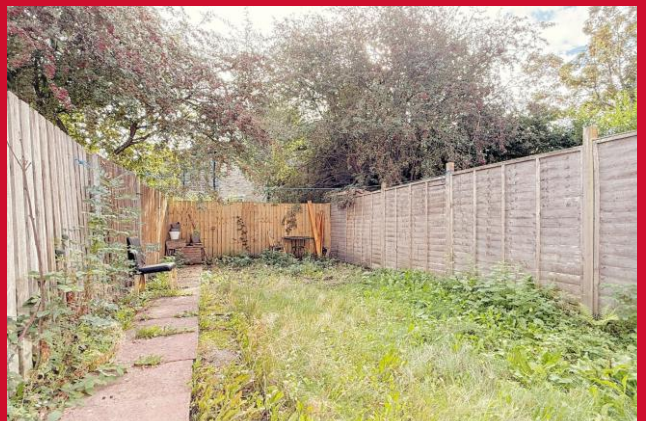
OUTSIDE

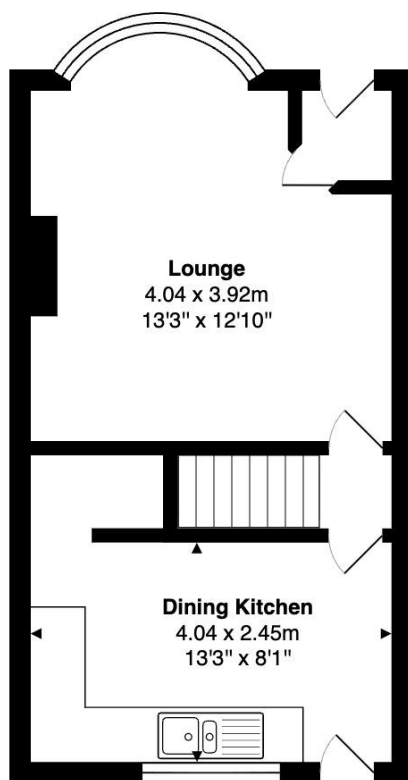
Overall hard standing area to the front with plenty of potential to create off road parking (subject to permissions). Pleasant rear garden

BUYER DISCLAIMER

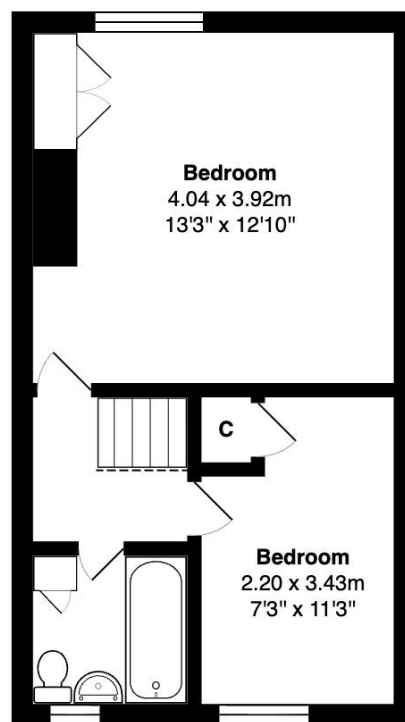
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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.





Ground Floor



First Floor

Total Area: 61.6 m² ... 663 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		