



14 Dracup Road, Great Horton, Bradford, BD7 4HA

**** IDEAL INVESTMENT OPPORTUNITY/THOSE LOOKING TO DOWNSIZE OR GET ON THE PROPERTY LADDER **** Well placed for many local amenities and transport links to the city centre, sat in the heart of Great Horton is this lovely **GRADE 2 listed Cottage**. The open plan living/kitchen area has an abundance of features with a large double bedroom (which could be split as 2 windows) and house bathroom. Benefitting further from GCH, DG and side gardens area. Priced to achieve an earlier sale we strongly urge early arrangement of viewing

£65,000

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ENTRANCE Direct into the open plan living area.

LIVING AREA 16' x 15'9" (4.88m x 4.8m)

With windows to side and front elevation. Exposed beams and feature fireplace.

KITCHEN Fitted kitchen with a selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor, plumbing for washer

BEDROOM 10' x 11'9" (3.05m x 3.58m)

A lovely size room which has the potential to split. Built in wardrobes to alcove and 2 windows.

BATHROOM

Three piece suite

OUTSIDE

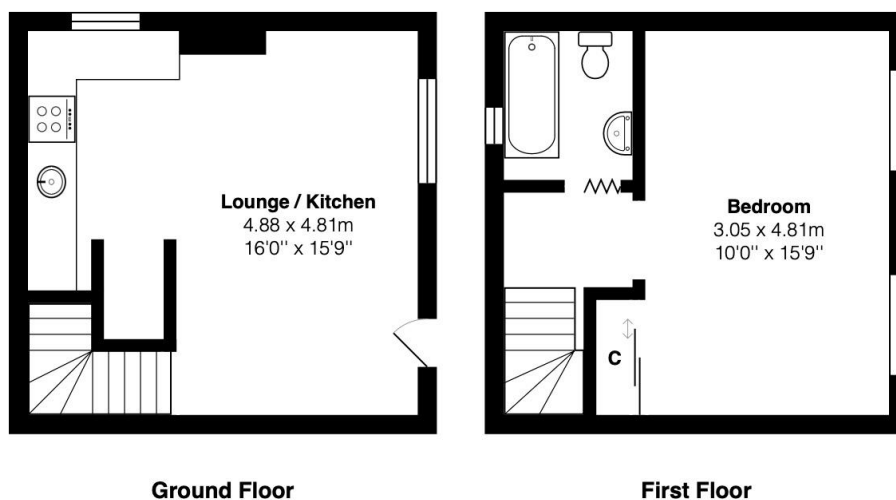
Side garden with fencing and gate.

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: 46.7 m² ... 503 ft²
All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		