



66 Bartle Lane, Great Horton, Bradford, BD7 4QA

**** OFFERED WITH NO CHAIN ** UNDERGONE A REFURBISHMENT PROGRAMME ** THREE/FOUR BEDROOMS ** LOVELY FAMILY HOME **** Viewing is strongly advised for this lovely INNER THROUGH TERRACED HOUSE. Briefly comprising: Good size lounge with platform ceiling and inset lights plus feature fireplace. Recently fitted kitchen and good size basement. Large main bedroom plus an additional room that provides access to the attic and modern bathroom complete the first floor and TWO ATTIC BEDROOMS. Externally, are pleasant yard areas to the front and rear. Further benefits include: GCH (new boiler), DG, up to date electrics and an EPC rating of C. Well placed for many amenities Great Horton has to offer and commute to the city centre. **BOOK YOUR VIEWING TODAY!**

£139,995

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LOUNGE 14'6" x 14'2" (4.42m x 4.32m)

Good size reception room with modern platform ceiling, inset dual lights and feature fireplace

DINING KITCHEN

Selection of wall and base units, worktops with sink and drainer. Oven, hob and extractor. Plumbing for washer

BASEMENT

Good size keeping cellar with power and light

FIRST FLOOR

BEDROOM ONE 14'6" x 14'2" (4.42m x 4.32m)

OCCASSIONAL ROOM 8'5" x 7'5" (2.57m x 2.26m)

Provides access to the attic rooms via a fixed stairs

BATHROOM

Modern white suite with part tiled walls

ATTIC BEDROOM 13' (3.96) x 14' (4.27) max overall

Velux window

ATTIC BEDROOM 12' (3.66) x 13' (3.96) max overall

Velux Window

OUTSIDE

Yard areas to front and rear

BROCHURE 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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