



58 Old Road, Great Horton, Bradford, BD7 4PE

**** LARGER STYLE INNER TERRACED HOUSE ** VASTLY IMPROVED **** Only upon internal inspection will this lovely family home be fully appreciated. Benefiting from many traditional features with high ceilings, stunning fireplace housing log burner, vintage style radiators, the current owners have recently installed a new kitchen, bathroom, replaced doors and new boiler (2025). The entrance vestibule leads through to the hallway with lounge and dining kitchen off. Large utility room provides access to the basement. Three bedrooms and family bathroom complete the first floor plus loft access. Externally, are pleasant gardens to the front, garden to the rear with additional garden space and detached garage! Well placed for many amenities, schools and commute.

£190,000

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 VESTIBULE

ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 13'1" x 13'4" (4m x 4.06m)

Traditional coving and stone fireplace housing log burner. Storage cupboards to alcoves

DINING KITCHEN 13'11" x 13 (4.24m x 13)

Fantastic dining kitchen with modern wall and base units, worktops incorporating central island with Induction hob. Eye level double oven and integrated fridge freezer. Vintage style radiators complete this room plus tiled flooring.

UTILITY ROOM

Plumbing for washer and space for dryer. Access to the cellar

CELLAR

Useful store area

LANDING AREA

Recently installed larger loft access with pull down ladders. The loft space has plenty of potential for conversion (subject to permissions).

BEDROOM ONE 13'1" x 12'4" (4m x 3.76m)

The walls have been stripped to allow new owners to decorate to their own taste

BEDROOM TWO 14'4" (4.37) x 10'1" (3.07) plus recess

BEDROOM THREE 8'10" x 6'2" approx (2.7m x 1.88m approx)

BATHROOM

Contemporary bathroom suite recently fitted shower over bath and screen. Part tiled walls

OUTSIDE

Gardens to the front and rear An access road with detached garage . Large garden to the rear which extends past the garage

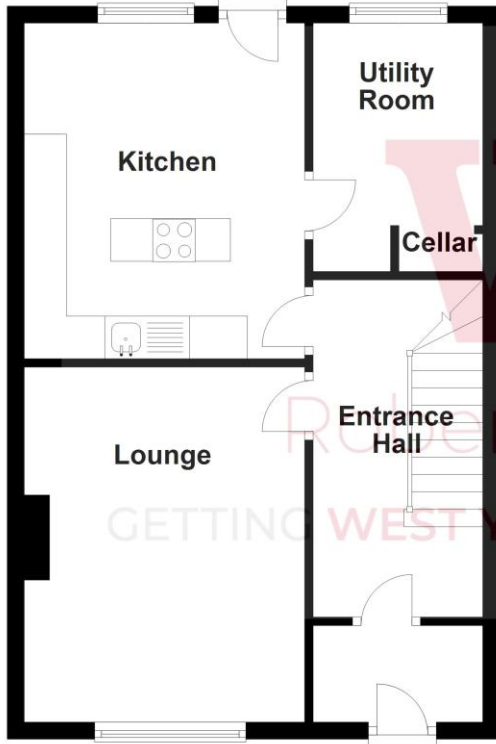
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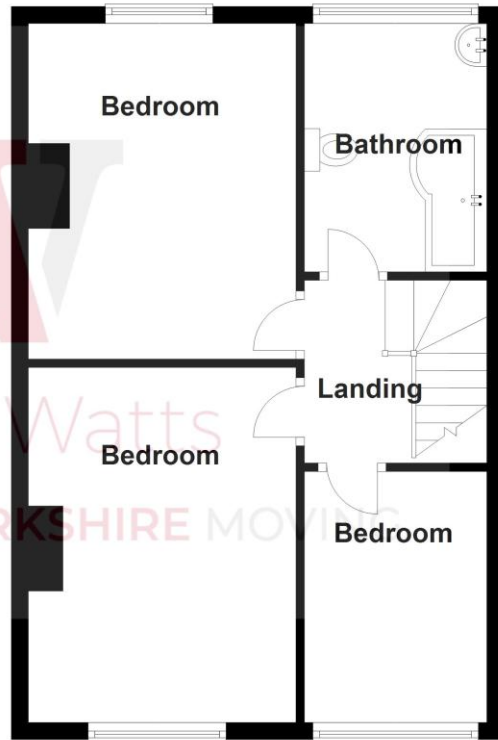
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		