



## 17 Dracup Road, Great Horton, Bradford, BD7 4HA

**\*\* SUPERB TRADITIONAL END TERRACED PROPERTY \*\* LARGER THAN EXPECTED \*\* VIEWING IS STRONGLY ADVISED \*\*** Step inside this lovely end terraced property which offers family sized accommodation over three floors. Side entrance leading into inner hall, lounge, dining kitchen and conservatory. TWO DOUBLE BEDROOMS and large house bathroom to the first floor with OVERALL DORMER ATTIC ROOM with additional wash facilities. Enhanced further with GCH, DG and pleasant gardens to the rear. Situated within the historic part of Great Horton which is ideal for many amenities, including 24hr Tesco's.

**£180,000**

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## **SIDE ENTRANCE**

Leading into the inner hall

## **LOUNGE 11'9" x 11'6" approx (3.58m x 3.5m approx)**

Two windows allowing plenty of natural light and modern feature fireplace

## **DINING KITCHEN/FAMILY ROOM 22'9" (6.93) x 10'10" (3.3) approx overall**

A great size room, ideal for family entertainment. The kitchen area has a range of wall and base units, worktops, sink and drainer. Freestanding cooker and space for washer. The large dining area provides access to the conservatory and feature fireplace

## **CONSERVATORY 5'10" x 8'5" (1.78m x 2.57m)**

## **FIRST FLOOR**

Landing area with enclosed stairs leading to attic room

## **BEDROOM ONE 11'9" x 11'6" approx (3.58m x 3.5m approx)**

Fitted bedroom furniture

## **BEDROOM TWO 13'2" x 8'1" approx (4.01m x 2.46m approx)**

Built in cupboard

## **FAMILY BATHROOM**

A good size with white suite. Shower over bath, sink and W.C

## **SECOND FLOOR**

## **DORMER BEDROOM THREE 16'6" x 12'2" (5.03m x 3.7m)**

Large overall attic bedroom with under eave store and washroom off

## **WASHROOM**

Housing boiler. Sink and W.C

## **OUTSIDE**

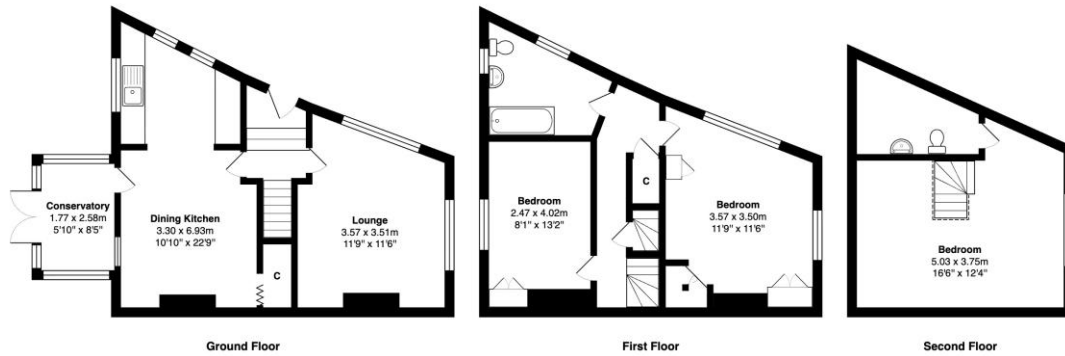
Fore garden and pleasant enclosed gardens to the rear

## **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: 109.9 m<sup>2</sup> ... 1183 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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