



16 Dracup Road, Bradford, BD7 4HA

**** CHARMING GRADE 2 LISTED SINGLE STOREY COTTAGE ** OFFERED WITH NO CHAIN **** Situated in the heart of Great Horton is this lovely single storey cottage which is in need of some cosmetic updating throughout. Briefly comprising: galley kitchen, lounge, large double bedroom and modern shower room. The property benefits from internal secondary glazing and pleasant gardens to side and rear. Well placed for amenities and public transport links we feel this is an ideal property for those looking to downsize.

VIEWING ADVISED

£80,000

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

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

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

16 Dracup Road, Bradford, BD7 4HA

SIDE ENTRANCE

Leads through to the kitchen

GALLEY KITCHEN 10'4" x 3'6" (3.15m x 1.07m)

Selection of wall and base units, worktops, sink unit, free standing appliances and cooker point. Plenty of store cupboards

LOUNGE 11'4" x 15'5" (3.45m x 4.7m)

Good size reception room with feature fireplace

INNER HALL

With storage

BEDROOM 15'2" x 11'8" (4.62m x 3.56m)

With two windows allowing plenty of natural light. Built in wardrobes and fitted bedroom furniture

SHOWER ROOM

Modern suite with oversize walk in shower, sink and W.C

OUTSIDE

Fore yard leading to side covered paved area and pleasant low maintenance garden area to the rear with store area

BUYER DISCLAIMER

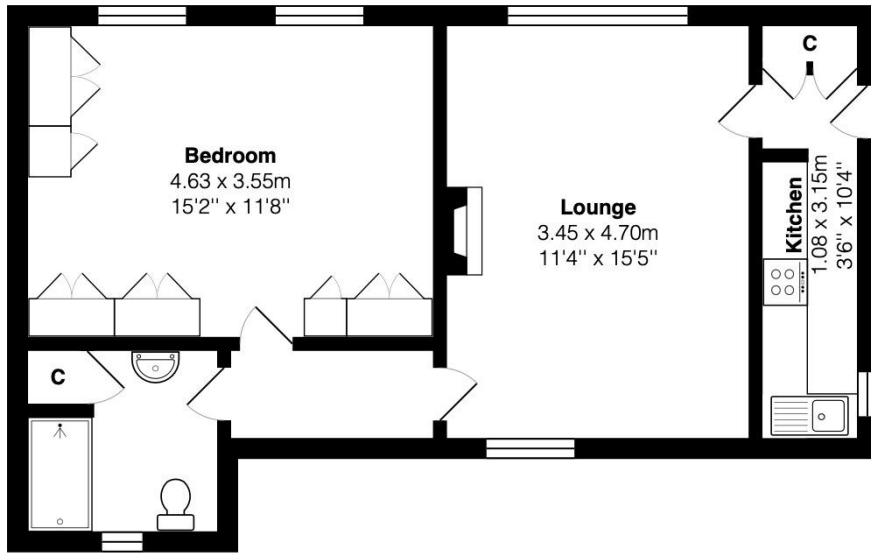
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

GRADE 2 DISCLAIMER

NB: THE UPVC CURRENTLY INSTALLED IN THIS PROPERTY IS NON COMPLIANT WITH GRADE II LISTING REQUIRMENTS. WE ADVISE YOU TO CLARIFY WITH YOUR SOLICITOR.

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

Total Area: 46.8 m² ... 504 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark