



44 Southmere Road, Great Horton, Bradford, BD7 3NS

**** TRADITIONAL BAY WINDOW SEMI DETACHED ** POPULAR RESIDENTIAL LOCATION ** WELL CARED FOR OVER THE YEARS **** Viewing is strongly advised for this well presented semi detached property situated within this convenient of localities close to all Great Hortons amenities. Benefitting from UPVC DG & GCH the property briefly comprises: porch leading to hall. Lounge, dining room and kitchen. Three first floor bedrooms, modern shower room and loft space. Sat on a pleasant plot there are gardens to front and rear with drive leading to a detached garage.

£180,000

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ENTRANCE PORCH

HALL

LOUNGE 13'2" x 11'2" (4.01m x 3.4m)

Feature fireplace

DINING ROOM 10'8" x 10'4" (3.25m x 3.15m)

KITCHEN 10'4" x 5'1" (3.15m x 1.55m)

Selection of wall and base units, worktops, oven, hob and extractor. Plumbing for washer and space for freestanding appliances

FIRST FLOOR

Landing area with loft access

BEDROOM ONE 11'4" x 10'9" (3.45m x 3.28m)

Fitted wardrobes

BEDROOM TWO 10'9" x 10'6" (3.28m x 3.2m)

Built in cupboard

BEDROOM THREE 7'2" x 5'5" (2.18m x 1.65m)

SHOWER ROOM

Modern shower room with oversize walk in shower. Vanity style sink and W.C

OUTSIDE

Gardens to the front with bedding borders, driveway to side leading to a detached garage. Pleasant gardens to rear

BUYER DISCLAIMER

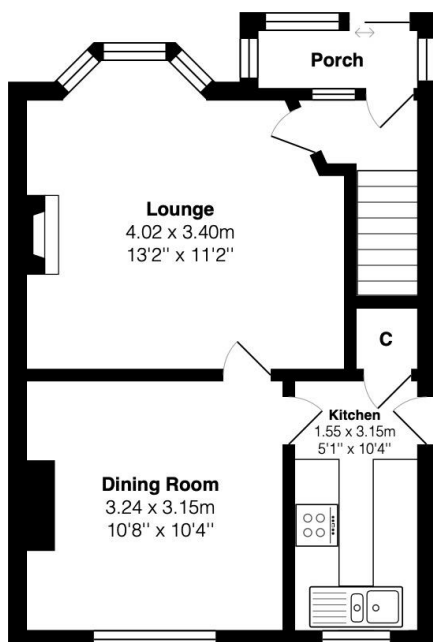
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

UNREGISTERED DISCLAIMER

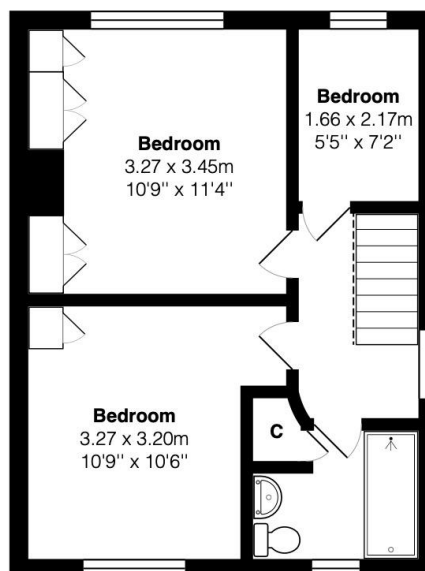
This property is unregistered at the land registry. First registration will take place on the purchase. Please take advice from your legal advisor for further information

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

Total Area: 68.8 m² ... 741 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		