



27 Southmere Avenue, Great Horton, Bradford, BD7 3NU

SALE READY - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

**** FANTASTIC PLOT POSITION ** VAST AMOUNT OF SCOPE ** CUL DE SAC LOCATION ****

Viewing is strongly advised for this traditional semi detached property which is sat on an enviable plot. Offering family size accommodation and briefly comprising entrance hall, lounge, dining room and good size kitchen within the extension. THREE BEDROOMS and family shower room. Externally is where the property cannot fail to impress. Plenty of off road parking to the front with drive continuing past the house and leading to a double garage, Enclosed gardens to the rear which are relatively low maintenance with seating area, astroturf lawn and large covered entertaining area. Additionally, the small secret gardens behind the garage is an ideal space for a small allotment. Close to many amenities Great Horton has to offer including schools and commuter links to the city centre.

£230,000

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ENTRANCE HALL

Stairs to the first floor

LOUNGE 12'11" x 11'3" (3.94m x 3.43m)

Opening through to the dining room

DINING ROOM 10'6" x 10'2" (3.2m x 3.1m)

Patio doors to rear and access through to the kitchen

KITCHEN 13'6" x 10'10" (4.11m x 3.3m)

Good size modern kitchen with a selection of wall and base units, worktops with sink and drainer. Integrated appliances to include fridge freezer, dishwasher and free standing range cooker with extractor. Understair store cupboard

FIRST FLOOR

Landing area

BEDROOM ONE 11'5" x 10'7" (3.48m x 3.23m)

BEDROOM TWO 10'7" max x 10'4" (3.23m max x 3.15m)

BEDROOM THREE 7'1" x 5'4" (2.16m x 1.63m)

SHOWER ROOM

Modern shower room with walk in shower, sink and w/c

OUTSIDE Sat on a fantastic plot which lends itself to further extensions (subject to permissions) Parking to the front with driveway to the side leading to a double garage and workshop. Lovely gardens to the rear with bedding boxes and seating area. Astroturf lawn and a large, covered decking seating area. Additional garden space behind the garage.

SALE READY The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

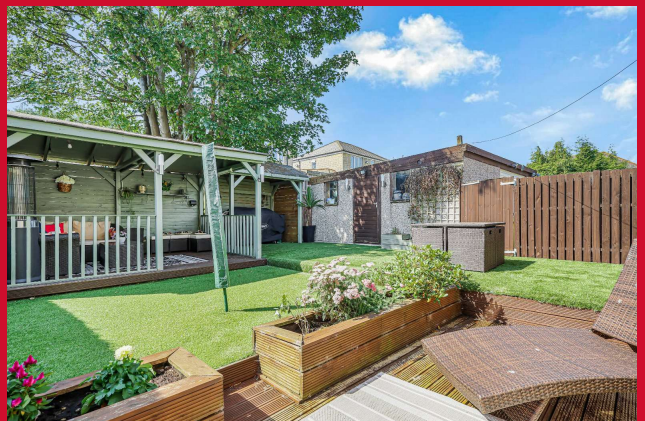
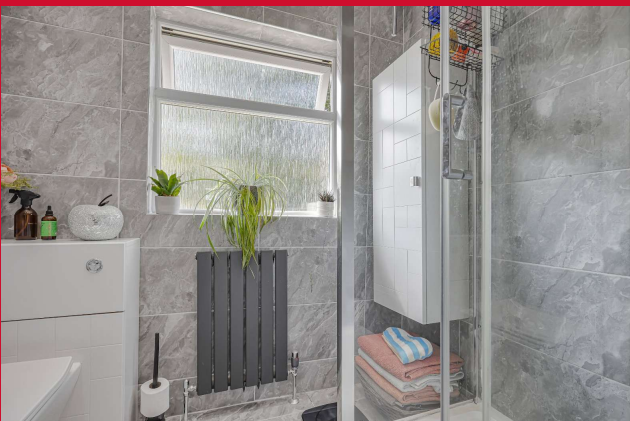
The legal pack includes

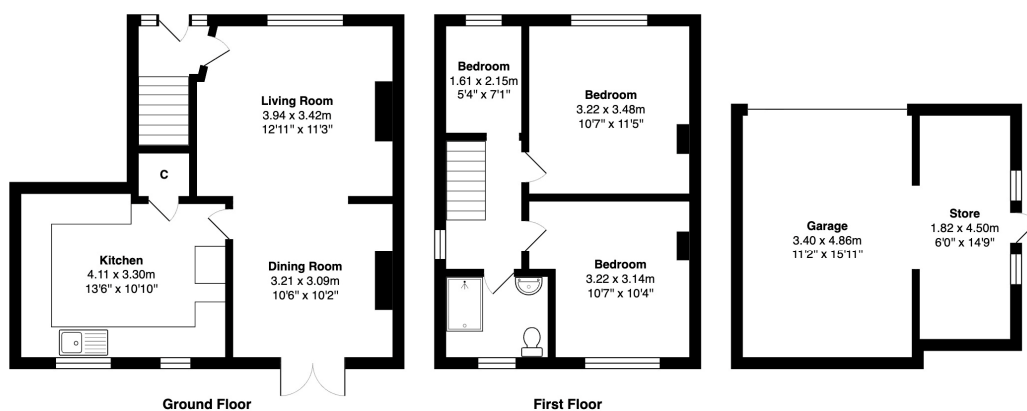
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion.

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: 100.0 m² ... 1077 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	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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