



38 Tivoli Place, Little Horton, Bradford, BD5 0PG

**** OFFERED WITH NO CHAIN ** IDEAL FOR YOUNG FAMILIES ****

In need of some modernisation throughout is this traditional stone built inner terraced property situated within this popular residential area of Little Horton. Close to many amenities, schools, St Lukes Hospital and good transport links to the city centre. Briefly comprising: lounge, kitchen, 2 bed and bathroom and overall dormer attic room. Externally, are garden areas to front and rear. GCH and DG.

Asking Price £100,000

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ENTRANCE

Direct into the lounge

LOUNGE 14' x 13' (4.27m x 3.96m)

Feature fireplace

KITCHEN 10' x 8' (3.05m x 2.44m)

Fitted kitchen with built in cupboards, worktops, sink and drainer. Freestanding cooker and plumbing for washer. Under stair store cupboard with window

FIRST FLOOR

BEDROOM ONE 11'11" x 7'10" (3.63m x 2.4m)

BEDROOM TWO 11' x 7'10" (3.35m x 2.4m)

BATHROOM

Three piece coloured suite

DORMER BEDROOM 16'10" approx x 14' (5.13m approx x 4.27m)

Front dormer window

OUTSIDE

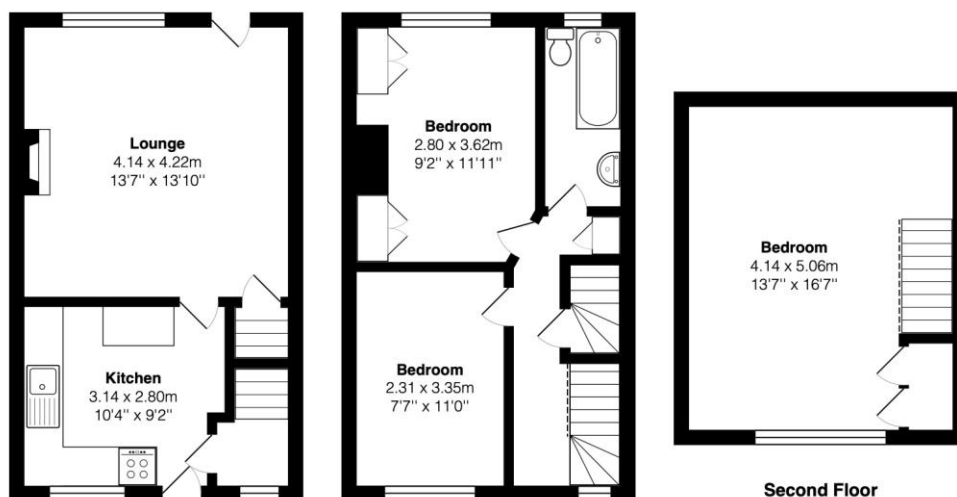
Garden areas to front and rear

BUYERS 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.





Ground Floor

First Floor

Second Floor

Total Area: 80.4 m² ... 866 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	81 B
39-54	E		
21-38	F		
1-20	G		