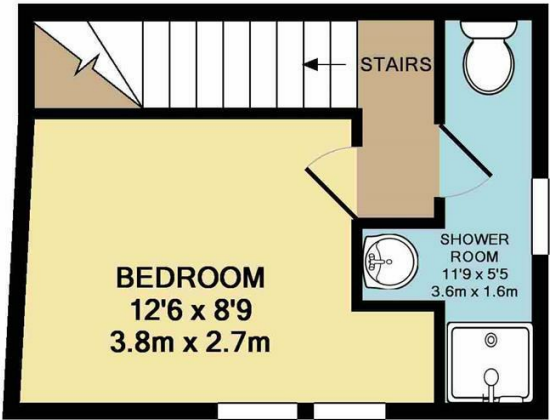


GROUND FLOOR  
APPROX. FLOOR  
AREA 179 SQ.FT.  
(16.6 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 179 SQ.FT.  
(16.6 SQ.M.)

GREAT HORTON ROAD  
TOTAL APPROX. FLOOR AREA 357 SQ.FT. (33.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
Made with Metropix ©2019



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	58
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



#### Directions

See Mapping

#### Viewing arrangements

Strictly by appointment through WW Estates  
01274 693737  
wibsey@wwestateagents.com



**Great Horton Road, Bradford, West Yorkshire BD7 4EY**  
**Offers In Excess Of £50,000**

5 - 7 Beacon Road, Wibsey, Bradford, BD6 3HB | 01274 693737 | wibsey@wwestateagents.com | www.wwestateagents.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





If you are looking for a First Property or Investment then look no further than this Grade II Listed cottage, recently refurbished & ideally located on the popular Great Horton Road it offers an Open Plan Lounge & Kitchen, Double Bedroom, Shower Room.

Initial entry into the open plan lounge with neutral colours and original beams, white ceiling. The kitchen offers a selection of white units with contrasting worktops, appliances include gas four ring hob with electric cooker and plumbed for washing machine.

The first floor landing offers access into a double bedroom with storage and a light and neutral decor, radiator and carpet flooring. Adjacent is a shower room which is partly wall tiled with a walk-in shower cubicle, hand wash basin and push button WC.

Externally to the front of the property is a low maintenance front yard.



Train  
your text here



Primary School  
your text here



Secondary School  
your text here

Fixtures & fittings  
Double Glazed and gas central Heating Through out

Rating authority  
Borough Council Tax Band

Services  
INDEPENDENT MORTGAGE & FINANCIAL ADVICE AVAILABLE. HOME MOVERS - FIRST TIME BUYER - REMORTGAGES ETC. WW Estates are introducer's to One Mortgage & Protection Ltd, who are authorised and regulated by the Financial conduct Authority

Tenure  
Freehold