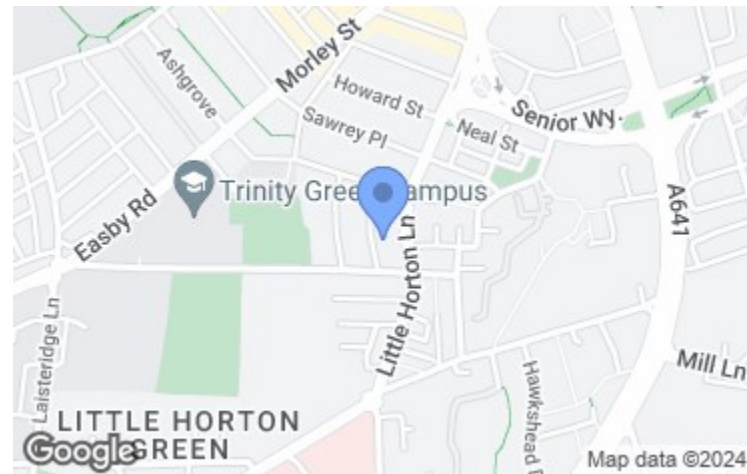




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient -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



**Viewing arrangements**

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

**Directions**

See mapping.



**Little Horton Lane, Bradford, BD5 0HU**  
**Guide Price £500,000**

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.



Little Horton Lane, Bradford, BD5 0HU



No Onward Chain \*\*\* Development Potential  
 \*\*\* Good Transport Links \*\*\* Ample Off Road  
 Parking \*\*\* In Need Of Modernization \*\*\*  
 Substantial Grade II Listed Detached Property  
 \*\*\* Close To Local Shops And Amenities \*\*\*  
 Five Bedrooms \*\*\* Five Reception Rooms \*\*\*  
 Four Bathrooms.

Outside; There is a driveway to the front of the  
 property that provides ample off road parking  
 and to the rear there is a garage and a lawned  
 garden.

Substantial Grade II Listed five bedroom  
 detached property with development potential  
 being sold with no onward chain. The property  
 is situated within this popular residential  
 location, close to the city center, college,  
 university and many local amenities.

The accommodation briefly comprises on the  
 ground floor; Entrance hall, kitchen/diner with  
 fitted wall and base units, range cooker with  
 extractor hood above and space for appliances,  
 five generous reception rooms and two ground  
 floor WC's. On the first floor there is three  
 double bedrooms (two en-suite) the family  
 bathroom and a utility room. On the second  
 floor there is two further double bedrooms and  
 a shower room.



Train  
 your text here



Primary School  
 your text here



Secondary School  
 your text here

<p><b>Fixtures &amp; fittings</b>                  Substantial Grade II Listed five bedroom detached property                  with development potential being sold with no onward chain.</p> <p><b>Rating authority</b>                  Borough Council Tax Band A</p>	<p><b>Services</b>                  INDEPENDENT MORTGAGE ADVICE AVAILABLE. HOME MOVERS - FIRST TIME                  BUYER - RE-MORTGAGES, INVESTORS &amp; PROTECTION ETC. WW Estates                  introduce to Altogether Financial Solutions Ltd, who are authorised and regulated                  by the Financial Conduct Authority.</p> <p><b>Tenure</b>                  Freehold</p>
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