



Asking Price £185,000

TENURE : FREEHOLD

Great Horton Road, BD7 4DU

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 2

Bradford Estates
218 Lilycroft Road, Bradford, West Yorkshire, BD9 5AL
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Website: <https://www.bradfordestates.co.uk/>

 **bradfordestates**

Bradford Estates is pleased to offer this lovely well-kept three bedroom through terrace. Location is perfect, close to local amenities, catchment area for schooling, shops and main commuter routes in and out of the city centre. No work required – ready to move straight in!

Potential to extend! Loft space has potential to add two extra bedrooms & bathroom. Perfect for a growing family as this home can be converted into 5 bedrooms

A viewing is highly recommended to appreciate the potential of this home.

GROUND FLOOR - ENTERANCE HALL

With a door to the front elevation, central heated radiator and an under stairs cupboard used for storage.

LIVING ROOM: 15' 4" x 11' 2" (4.67m x 3.4m)

Beautifully decorated room with a stylish feature wall complementing the furniture. Featuring a modern fireplace and a large bay window allowing plenty of natural light, overlooking the front garden & driveway

DINING ROOM: 11' 5" x 12' 3" (3.48m x 3.73m)

Comprising of a central heated boiler and radiator and a double-glazed window to the rear elevation.

KITCHEN: 5' 8" x 12' 11" (1.73m x 3.94m)

Featuring a fitted kitchen with wall and base units, a stainless-steel sink and drainer. Modern appliances with generous counter space and ample storage. Serving hatch/ passthrough on the left of the kitchen, making it convenient when serving food into the dining room

FIRST FLOOR -

BEDROOM ONE: 12' 6" x 10' 7" (3.8m x 3.23m)

A spacious master bedroom filled with plenty of natural light from bay window. Central heated radiator and a double-glazed window to the front elevation.

BEDROOM TWO: 10' 6" x 11' 8" (3.2m x 3.56m)

Benefitting from a central heated radiator and a double-glazed window to the rear elevation.

BEDROOM THREE: 6' 4" x 7' 7" (1.93m x 2.3m)

Small room ideal for a home office/ study or children's room. Central heated radiator and a double-glazed window to the front elevation allowing plenty of natural light.

BATHRRROM:

Fully functional bathroom, comprising of a wash hand basin, W.C. Shower, bath, airing cupboard giving plenty of space for storage. Central heated radiator and a double-glazed window to the rear elevation.

OUTSIDE –

Large garden at the rear, perfect for outdoor activities, gardening or simply relaxing. Perfect for a family with young children

A lawned garden with a paved pathway & driveway at the front of the property

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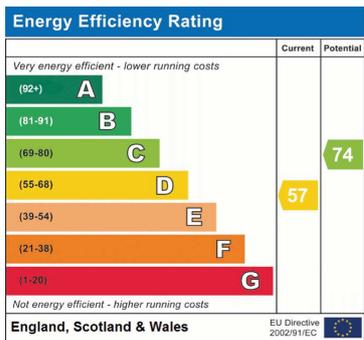






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