Robert Watts

GETTING WEST YORKSHIRE MOVING



20 Louis Avenue, Little Horton, Bradford, BD5 0NN

** OFFERED WITH NO CHAIN ** POPULAR RESIDENTIAL AREA OF BD5 **

Viewing is strongly advised for this well presented END TOWN HOUSE which offers good size accommodation both inside and out. Having had many improvements over the years and briefly comprising: entrance hall, lounge, kitchen, cloakroom and store to the ground floor. TWO BEDROOMS and house Shower room to the first floor. Benefitting further from GCH and DG there is LARGE LOFT SPACE which some neighbouring properties have converted over the years. Externally, the property keeps on giving with gardens and off road parking to the front, secure covered workshop area to the side which leads to the enclosed rear garden with covered seating area. Situated within the Little Horton area which

£140,000

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ENTRANCE HALL
Stairs leading to the first floor

LOUNGE 12'5" x 12'1" (3.78m x 3.68m)
Laminate flooring

KITCHEN 12'1" x 6'11" (3.68m x 2.1m)
Selection of wall and base units finished in white, worktops with splashback, sink and drainer. Oven hob and extractor, plumbing for washer

REAR VESIBULE
With walk in store and guest cloakroom

FIRST FLOOR
Loft access via pull down ladder

BEDROOM ONE 12'3" x 9' (3.73m x 2.74m)
Wardrobes and walk in store cupboard

BEDROOM TWO 9' x 7'7" (2.74m x 2.3m)
Laminate flooring and pleasant outlook

LOFT AREA
Utilised as a gym room with power and light. Boarded and Velux window

SHOWER ROOM
Corner shower cubicle, vanity style sink and W.C. Part tiled walls

OUTSIDE
Sat on an enviable plot with gardens and parking to the front. The secured covered area to the side has power and light plus storage shelves. Rear gardens are mainly laid to lawn with fruit trees and covered seating area

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. Please note this is not refundable.

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.







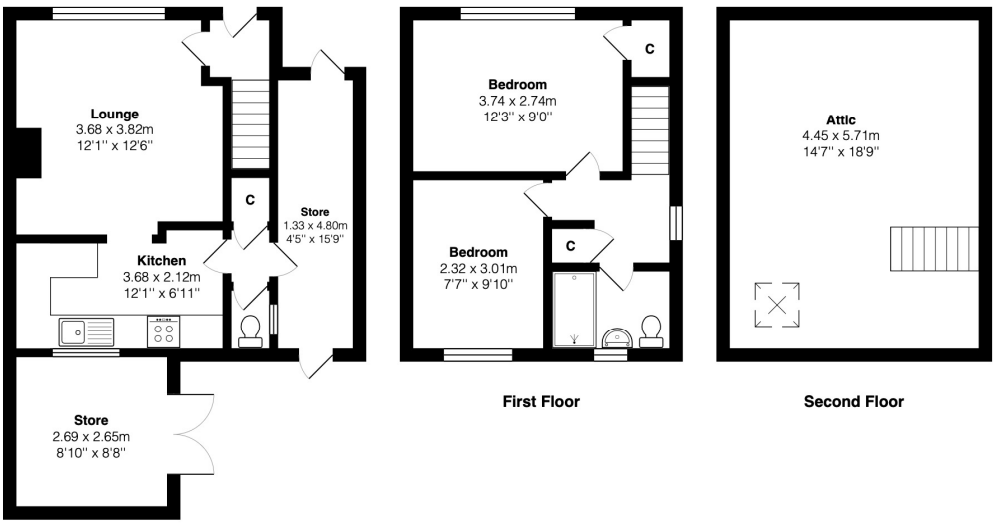






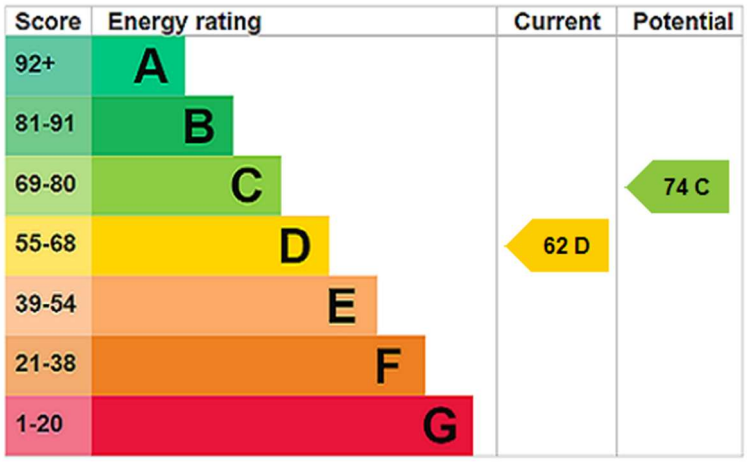






Total Area: 94.1 m² ... 1013 ft²

All measurements are approximate and for display purposes only



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