



1202 Great Horton Road, Bradford, BD7 4PL

£225,000

- LINK DETACHED TRUE BUNGALOW
- GARDENS FRONT AND REAR
- 27' TANDEM GARAGE
- UPVC DOUBLE GLAZING
- SECURITY ALARM SYSTEM
- TWO BEDROOMS
- DRIVEWAY FOR TWO CARS
- POPULAR LOCATION
- CLOSE TO BUS ROUTES
- WELL PRESENTED

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**** TWO BEDROOM LINK DETACHED BUNGALOW ** SET ON A GOOD-SIZED PLOT ** READY TO MOVE IN ** LARGE 27' ATTACHED GARAGE ** GARDENS & OFF-ROAD PARKING **** This well presented bungalow in BD7 faces on to Great Horton Road but is best accessed via the cul-de-sac off Snape Drive where the driveway, garage and gardens can be found. Situated in a very popular location and enjoying private gardens, UPVC double glazing and a good degree of privacy. Briefly comprising of a side conservatory/porch, inner hallway, lounge, dining-kitchen, two bedrooms and a bathroom. Attached to the property is a large tandem garage that could accommodate two cars and offers further potential. A desirable position, good-sized gardens and potential to add value - be quick with this one!



Council Tax Band: D



Please Note

The property is priced to reflect the need for a new central heating boiler. Full central heating is installed but the boiler is not working and will need to be replaced by the new owner.

Energy Performance Certificate to follow.

Conservatory / Porch

10'7 x 5'8

A side UPVC porch/conservatory with doors from the front and rear elevations and giving access to the house.

Hallway

An 'L' shaped hall with doors off to all rooms, access to the loft space, fitted cupboard and a central heating radiator.

Lounge

14'6 x 11'8

Bay window to the front elevation, marble fireplace with living flame gas fire and a central heating radiator.

Kitchen

10'8 x 8'8

Fitted with a range of modern white base and wall units, laminated work surfaces and splashback wall tiling. Integrated electric oven, electric hob & extractor, plumbing for a washing machine, stainless steel sink & drainer and space for a fridge-freezer. Window to the rear elevation and a central heating radiator.

Bedroom One

11'9 x 10'8

Three double fitted wardrobes, fitted set of drawers, window to the rear elevation and a central heating radiator.

Bedroom Two

9'9 x 6'10

Window to the front elevation and a central heating radiator.

Bathroom

A fully tiled shower room comprising of a corner mains powered shower with sliding doors, washbasin with storage below and a low flush WC. Chrome heated towel rail and a window to the side elevation.

Loft

Providing further storage space.

External

To the front of the property is path from Great Horton Road leading to the side entrance door, lawn, shrubs and a flower bed. To the rear of the property is the driveway with parking for two cars, access to the garage and a lawn with flowerbeds and mature planting.

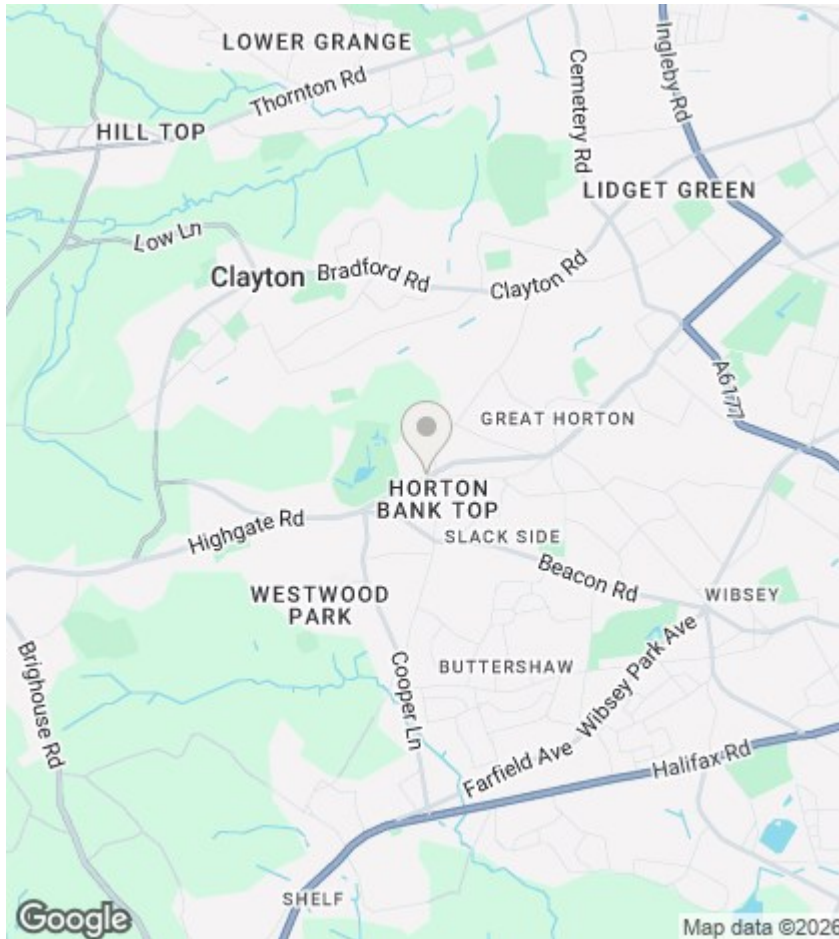
Garage

27'7 x 8'4

A large attached garage offering possible potential for conversion STPP. 'Up and Over' door plus a rear window.







Directions

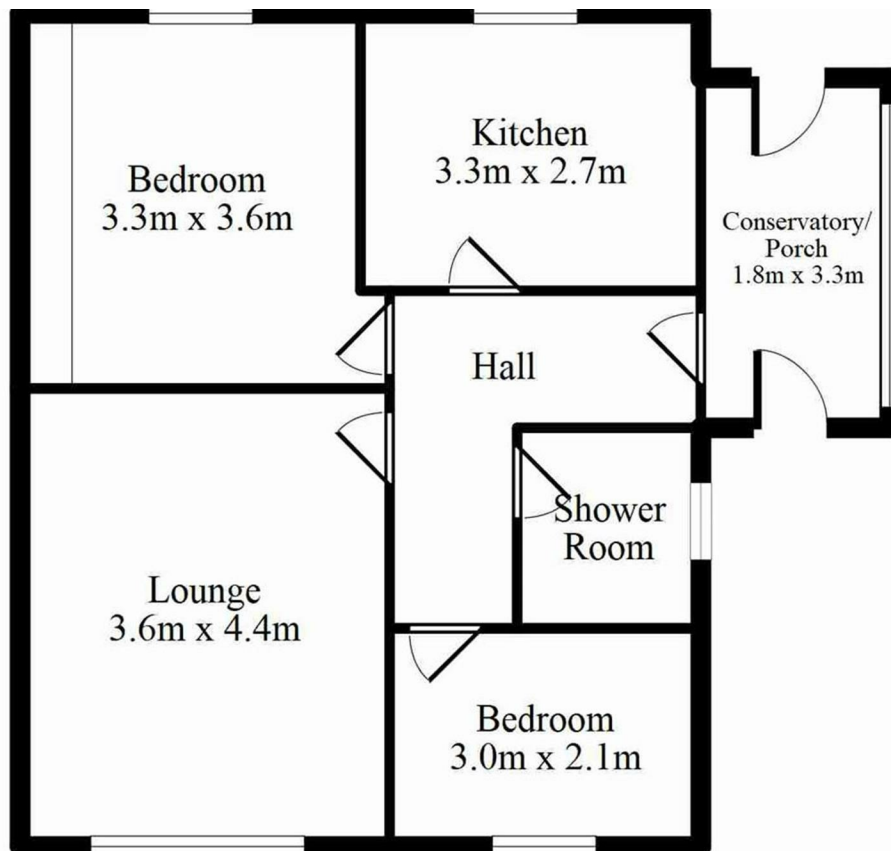
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPM2026