



19 Torre Grove, Horton Bank Top, Bradford, BD6 3PG

**** THREE BEDROOMS ** POPULAR PART OF BD6 **** Early viewing is highly recommended on this TERRACE property which briefly comprises of: Entrance vestibule, lounge, fitted kitchen, three bedrooms and bathroom. Garden to the rear, off road parking to the front. Benefits include GCH and UPVC DG. **BOOK YOUR VIEWING TODAY!!**

£130,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](#) **t** [@robertwatts_](#)

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LOUNGE 12'8" x 12'5" (3.86m x 3.78m)

Spotlights and laminate flooring

KITCHEN 11'5" x 7'9" (3.48m x 2.36m)

Selection of wall and base units. Worktops, sink and drainer. Oven, hob and extractor. Looking out to rear garden

LANDING

Access to loft

BEDROOM ONE 11'6" x 9'9" (3.5m x 2.97m)

BEDROOM TWO 9'9" x 9'2" (2.97m x 2.8m)

BEDROOM THREE 7'4" x 5'10" (2.24m x 1.78m)

BATHROOM

Three piece white suite with shower over bath and screen. Sink and W.C

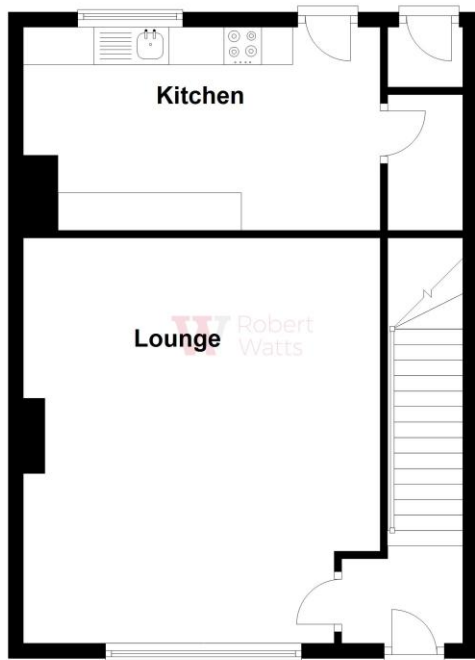
OUTSIDE

Gardens to front and rear

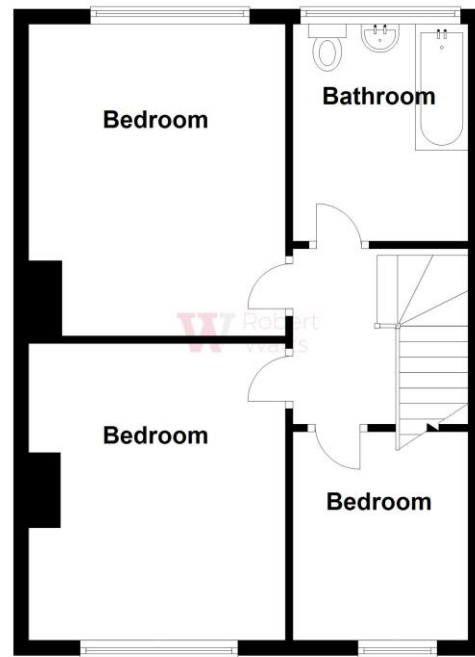
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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.



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	