



6 Dewberry Close, Horton Bank Top, Bradford, BD7 4EU

**** IDEAL FIRST TIME PURCHASE/YOUNG FAMILY HOME ** CUL DE SAC LOCATION **** Viewing is strongly advised for this MODERN SEMI DETACHED offering TWO DOUBLE BEDROOM accommodation. Tastefully decorated throughout with parking and low maintenance garden to the front and side, enclosed lawned gardens to the rear with patio seating area and garden shed. Well placed for many amenities, schools, shops, walks through Bracken Park and good public transport links.

£145,000

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ENTRANCE HALLWAY

CLOAKROOM

LOUNGE 14'6" (4.42) max x 10'3" (3.12) max

Twin patio doors leading to the rear garden paved seating area

KITCHEN 11'8" x 7'5" (3.56m x 2.26m)

Dining kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor, plumbing for washer and dish washer. Splashback tiled walls and floor

FIRST FLOOR

BEDROOM ONE 14'6" x 8'7" max (4.42m x 2.62m max)

Two windows and built in wardrobe with matching furniture

BEDROOM TWO 14'6" x 7'8" max (4.42m x 2.34m max)

Two windows with built in wardrobes and matching furniture

BATHROOM

Modern three piece suite with shower over bath and screen. Vanity style sink unit and W.C. Fully tiled

OUTSIDE

Low maintenance garden to the front with off street parking. Enclosed side garden with garden shed. Pleasant lawned garden to the rear with paved seating area

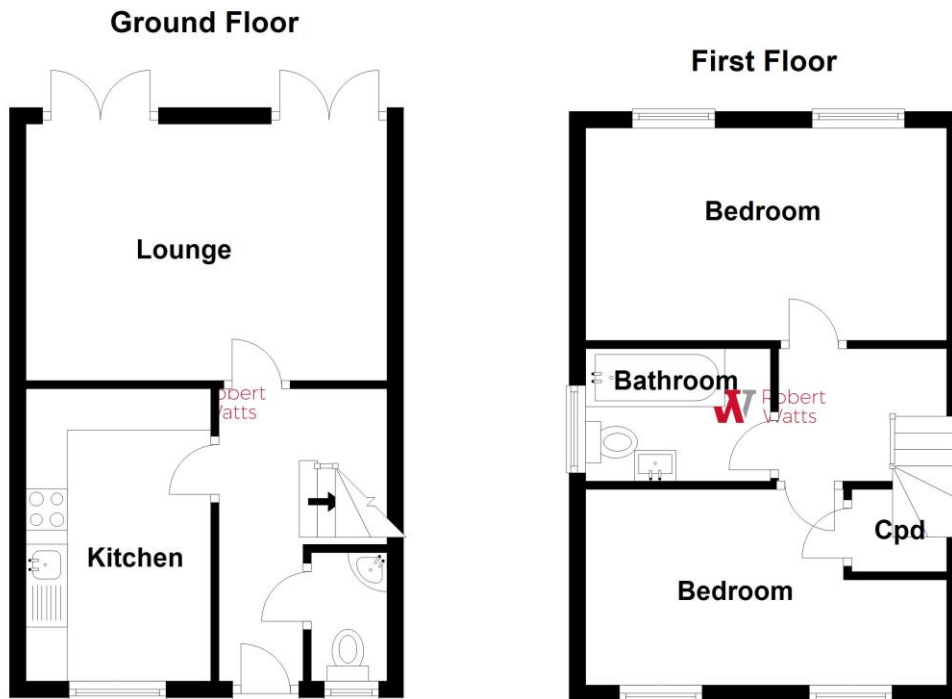
FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

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.





Please note this floor plan is not to scale and should not be relied on as a basis to purchase this property.
Plan produced using PlanUp.

6 Dewberry Close

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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