



17 Overton Drive, Horton Bank Top, Bradford, BD6 3NE

** LOVELY FAMILY HOME ** CUL DE SAC LOCATION **

Viewing is strongly advised for this spacious TWIN BAY SEMI DETACHED property briefly comprising: Entrance porch leading to hallway, 25FT through lounge dining room, well equipped kitchen and CONSERVATORY. THREE GOOD SIZE BEDROOMS and MODERN FAMILY BATHROOM. Benefitting further from GCH DG off road parking to the front, driveway to side leading to garage and gardens to the rear. Situated within this increasingly popular part of Horton Bank Top, well placed for many amenities and commute to Halifax and Bradford.

£195,000

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FURTHER INFORMATION Council Tax - Band C

Tenure - Freehold

ENTRANCE PORCH

Leading through to hallway.

HALLWAY

Open stairs to first floor with useful understair cupboard

THROUGH LOUNGE/DINING AREA 25'5" x 11'11" (7.75m x 3.63m)

Fantastic size room, ideal for family entertaining. Feature fireplace housing gas fire and doors leading through to the conservatory.

KITCHEN 10'7" x 7'10" (3.23m x 2.4m)

Fitted kitchen with a selection of wall and base units, worktops with sink and drainer, splashback tiled walls. Integrated Fridge freezer, dishwasher, oven, hob and extractor. Opening through to the conservatory

CONSERVATORY 16'6" x 6' (5.03m x 1.83m)

Replacement roof was fitted within the last couple of years. Continuation of base units from the kitchen and plumbing for washer.

FIRST FLOOR

Landing area with loft access and useful store cupboard

BEDROOM ONE 12'4" x 12'2" (3.76m x 3.7m)

Wall to wall fitted sliding door wardrobes

BEDROOM TWO 10'6" x 10'5" (3.2m x 3.18m)

BEDROOM THREE 7'4" x 7'6" (2.24m x 2.29m)

Good size single room

BATHROOM

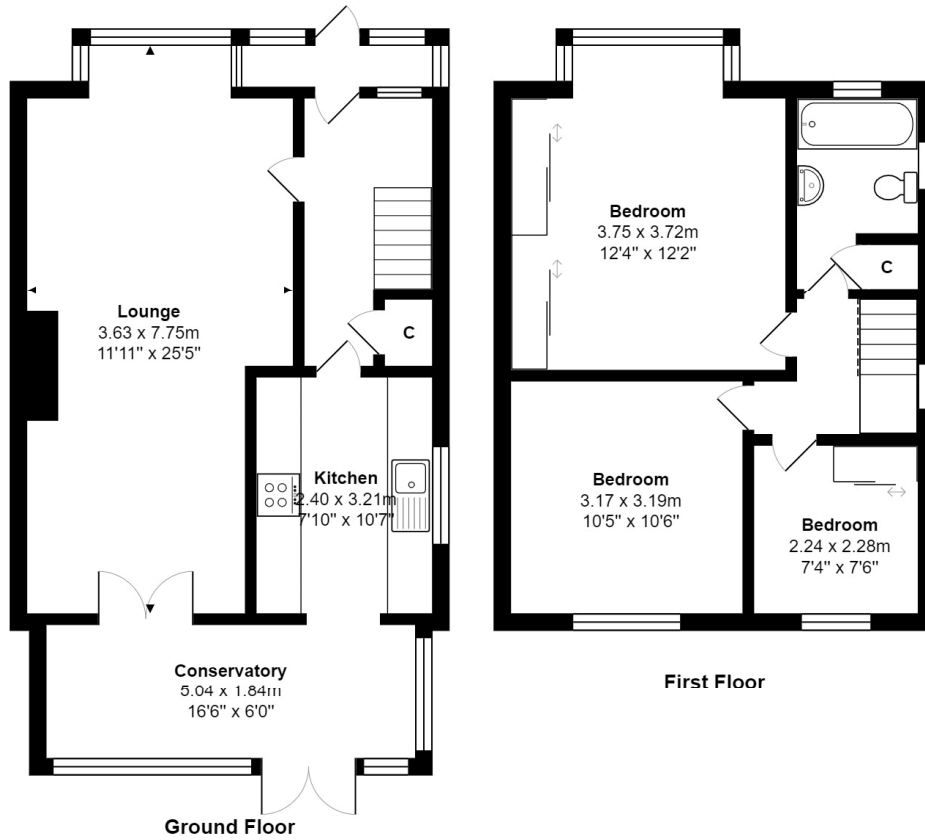
Recently fitted three piece bathroom suite with shower over bath and screen, sink and w/c

OUTSIDE

Off road parking to the front with driveway to side leading to detached garage. Pleasant garden to the 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.





Total Area: 93.0 m² ... 1001 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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