



## 8 Cresswell Mount, Horton Bank Top, Bradford, BD7 4NX

IDEAL FIRST TIME BUY! Situated in this HIGHLY SOUGHT AFTER area of Horton Bank Top is this STONE BUILT INNER THROUGH TERRACED property. Tastefully decorated throughout and many improvements have been made by the current owner over recent years. Currently providing TWO BEDROOMS PLUS ATTIC ROOM accommodation. Having modern Kitchen and Bathroom we feel this is ideal for those looking to step on the housing ladder. Well placed for many local amenities including transport links to Bradford City Centre, schools and shops. Additional benefits include GCH, DG and a pleasant, low maintenance garden to the rear.

£127,500

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## ENTRANCE VESTIBULE

### LOUNGE 14'4" x 14'1" (4.37m x 4.3m)

Feature fireplace and access to first floor

### KITCHEN 10'11" x 6'10" (3.33m x 2.08m)

Modern kitchen with a selection of wall and base units. Worktops with Butler style sink. Space for washer, large freestanding cooker and extractor

### BEDROOM ONE 8'6" x 9'1" (2.6m x 2.77m)

### BEDROOM TWO 12'2" x 7'4" (3.7m x 2.24m)

Bespoke built in, sliding door wardrobes incorporating storage shelves

### ATTIC ROOM 14'2" x 12'5" (4.32m x 3.78m)

Superb room with exposed beams. Wood flooring and Velux window. Under eave storage

## BATHROOM

Modern three piece white suite comprising of shower over bath, sink and W.C. Heated towel radiator and tiled walls

## OUTSIDE

Garden to the front and a lovely garden to the rear with paved area and raised bedding boxes

## FURTHER INFORMATION

Council Tax - Band A

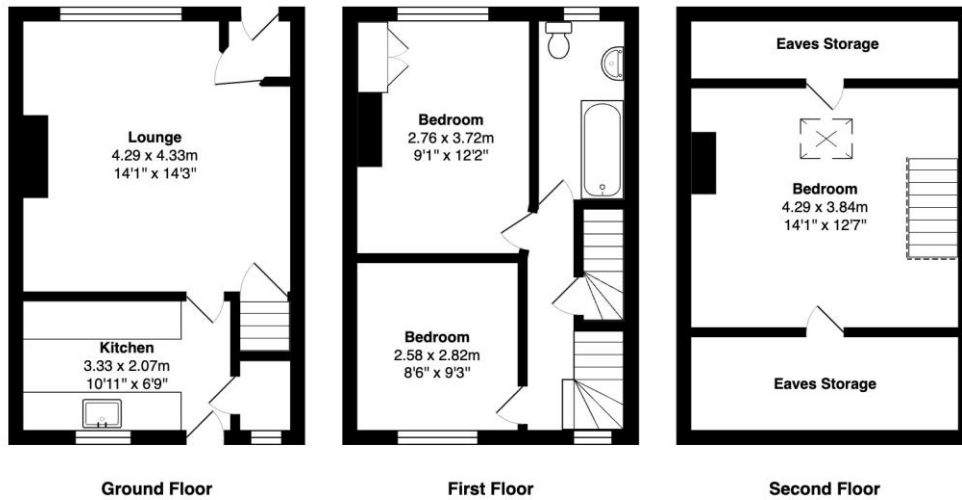
Tenure - Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

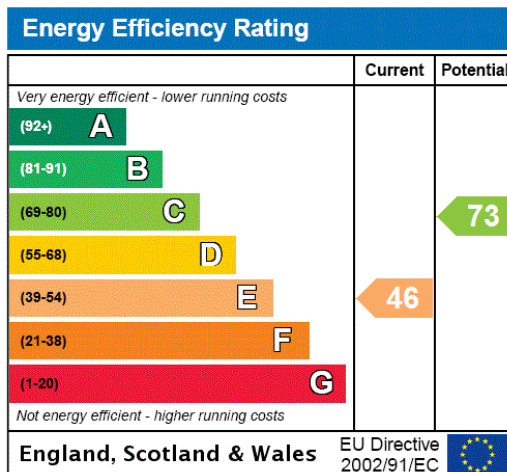
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 72.7 m<sup>2</sup> ... 783 ft<sup>2</sup> (excluding eaves storage)

All measurements are approximate and for display purposes only



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