



24 Torre Road, Horton Bank Top, Bradford, BD6 3PQ

SWIFT MOVE SALE - QUICKER COMPLETION: ASK FOR FURTHER INFORMATION ** SUPERB CORNER PLOT POSITION ** PLANNING PERMISSION APPROVAL FOR EXTENSION ** GREAT FAMILY HOME ** Viewing is strongly advised for this lovely SEMI DETACHED property which is tastefully decorated and well presented throughout. Briefly comprising: Entrance hall, lounge, dining kitchen, CONSERVATORY, three bedrooms and family bathroom. Large well tended gardens to three sides and DETACHED GARAGE. Situated within this increasingly popular area of BD6, well placed for schools, amenities and commute to neighbouring towns and cities.

£185,000

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SWIFT MOVE INFORMATION This property benefits from a Swift Move legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to sign an agreement to pay £420 inc vat for the pack on completion before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase the property.

ENTRANCE HALL

Stairs to first floor

LOUNGE 12'7" x 12'8" (3.84m x 3.86m)

Feature fireplace

KITCHEN 16'3" x 8'2" (4.95m x 2.5m)

Fitted kitchen with a selection of wall and base units, worktops and breakfast bar. Cooker point, sink and drainer. Under counter space for freestanding appliances

CONSERVATORY 9'8" x 8'11" (2.95m x 2.72m)

Great addition with laminate flooring and double doors leading to the garden

FIRST FLOOR LANDING

Access to the loft

BEDROOM ONE 11'8" x 9'8" (3.56m x 2.95m)

Cupboard to alcove

BEDROOM TWO 9'8" x 9'3" (2.95m x 2.82m)

BEDROOM THREE 7'5" x 6'1" (2.26m x 1.85m)

Laminate flooring

BATHROOM

Three piece suite with shower over bath and screen

OUTSIDE

Sat on a fantastic plot with large gardens to three sides with the added benefit of planning permission approval for a two storey extension. Parking and garage

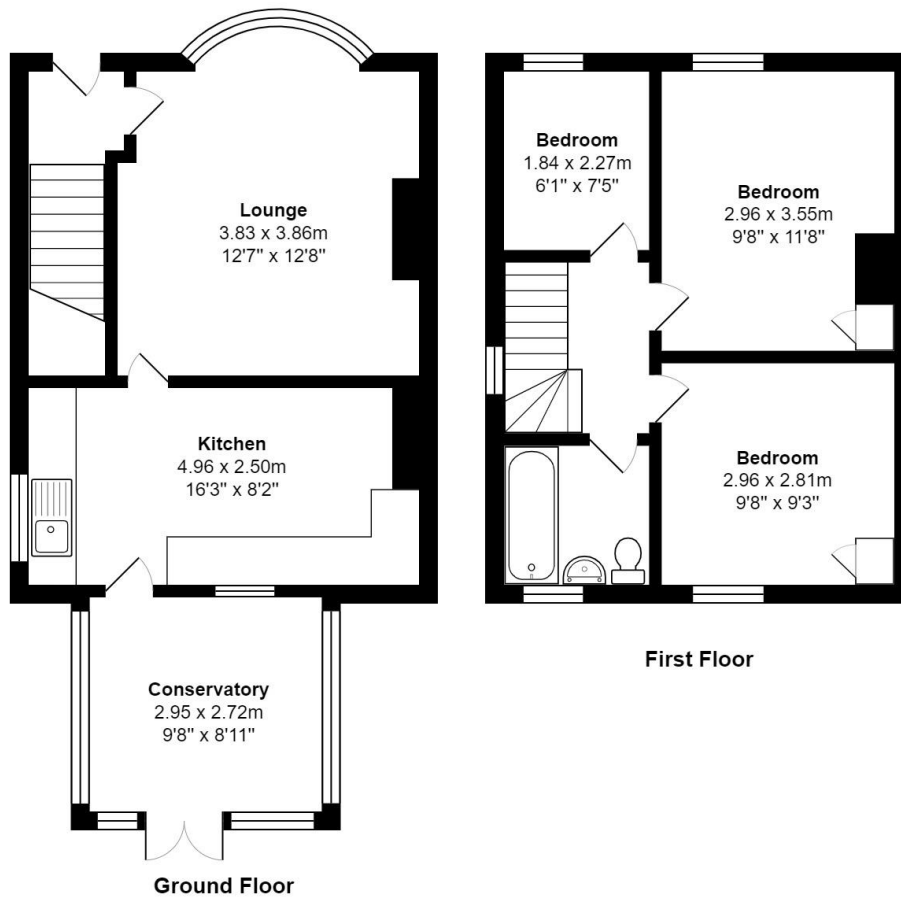
FURTHER INFORMATION

Council Tax - Band A

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.





Total Area: 74.0 m² ... 796 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 68 | |
| (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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