



12 Cresswell Place, Horton Bank Top, Bradford, BD7 4PB

**** EXCELLENT FIRST TIME PURCHASE ** SIMPLY MUST BE VIEWED!** Delightful INNER THROUGH TERRACED which we feel will suit FTB/Young families. Currently providing TWO BEDROOM accommodation with potential to create more (subject to the relevant permissions) The property is further enhanced with modern Kitchen & bathroom, GCH, Upvc DG, rear porch and easily maintained garden area. Situated in this popular part of BD7 being well placed for shops, schools and transport links to Bradford City Centre.

£99,950

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ENTRANCE VESTIBULE

LOUNGE 13'3" (4.04) max x 13'8" (4.17) max

Feature fireplace

KITCHEN 10'11" x 7'10" (3.33m x 2.4m)

Modern fitted kitchen with wall and base units. Worktops with 1 1/2 sink unit, oven, hob and extractor. Plumbing for washer and sliding doors leading to pantry area. Access to rear porch

REAR PORCH

FIRST FLOOR LANDING

Access to the loft via pull down ladder. Useful storage cupboard

ATTIC

Large attic space, ideal for conversion (subject to permission)

BEDROOM ONE 10'6" x 7'11" (3.2m x 2.41m)

Fitted wardrobes to alcove

BEDROOM TWO 10'9" x 9'2" (3.28m x 2.8m)

Fitted sliding mirror wardrobes

BATHROOM

Contemporary white suite with shower over shaped bath, sink and W.C. Part tiled walls

OUTSIDE

Pleasant garden area with raised decking area and patio area. Brick built shed

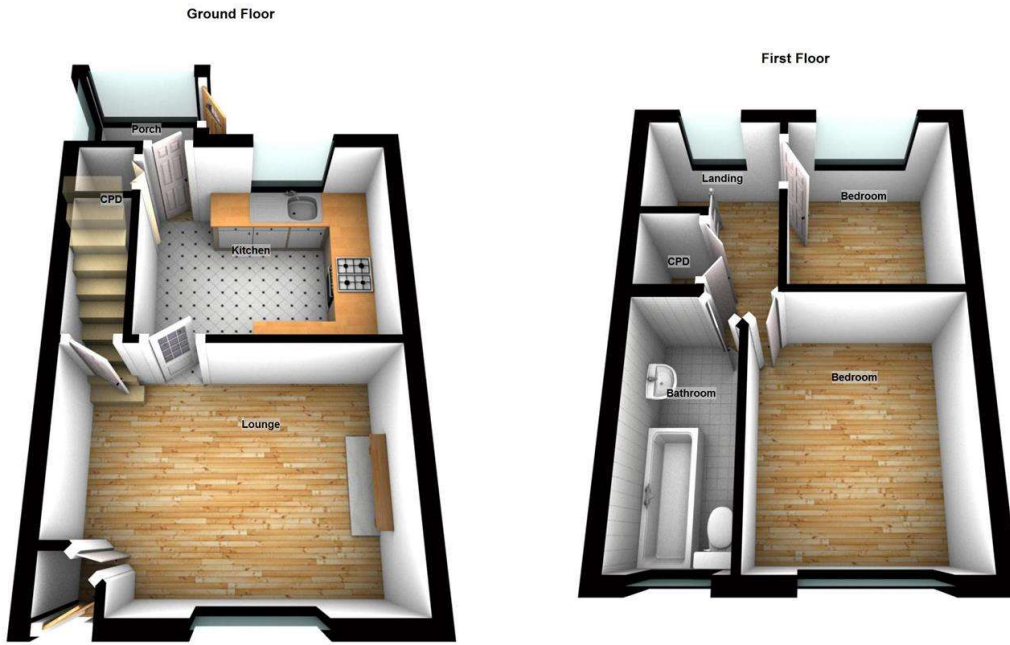
FURTHER INFORMATION

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.





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
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	62	
(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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