



79 Windermere Road, Great Horton, Bradford, BD7 4BB

**** POTENTIAL FOR EXTENSION ** GOOD SIZE FAMILY HOME **** Viewing is strongly advised for this **SPACIOUS SEMI DETACHED** situated within this popular residential area of Horton Bank Top where properties are continuing to sell well! Well placed for many amenities to include shops, schools and public transport links. Briefly comprising: entrance hallway, lounge, dining room and kitchen. **THREE GOOD SIZE BEDROOMS** and family bathroom. Externally there are lawned gardens to front and rear with driveway leading to detached garage. **BOOK YOUR VIEWING TODAY**

£175,000

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ENTRANCE HALLWAY

With stairs leading to first floor and understair store cupboard

LOUNGE 12'2" (3.7) into bay x 12'11" (3.94)

Good size reception room with feature fireplace housing gas fire and sliding doors to dining room

DINING ROOM 9'11" x 11'8" (3.02m x 3.56m)

Another good size room with patio doors to the gardens

KITCHEN 7'10" x 11'8" (2.4m x 3.56m)

Fitted kitchen with a selection of wall and base units. Worktops with space for freestanding appliances. Cooker point, plumbing for washer and pantry area off

FIRST FLOOR

Landing area with loft access and cupboard overstairs

BEDROOM ONE 10'11" x 12'11" (3.33m x 3.94m)

Fitted wardrobes incorporating dresser. Pleasant outlook

BEDROOM TWO 11'6" x 11'8" (3.5m x 3.56m)

BEDROOM THREE 6'9" x 8'9" (2.06m x 2.67m)

BATHROOM

Three piece white suite with shower over bath and fully tiled walls

OUTSIDE

Lawned gardens to the front and driveway allowing parking for several cars leading to detached garage. To the rear there is larger than average lawned gardens with paved seating area

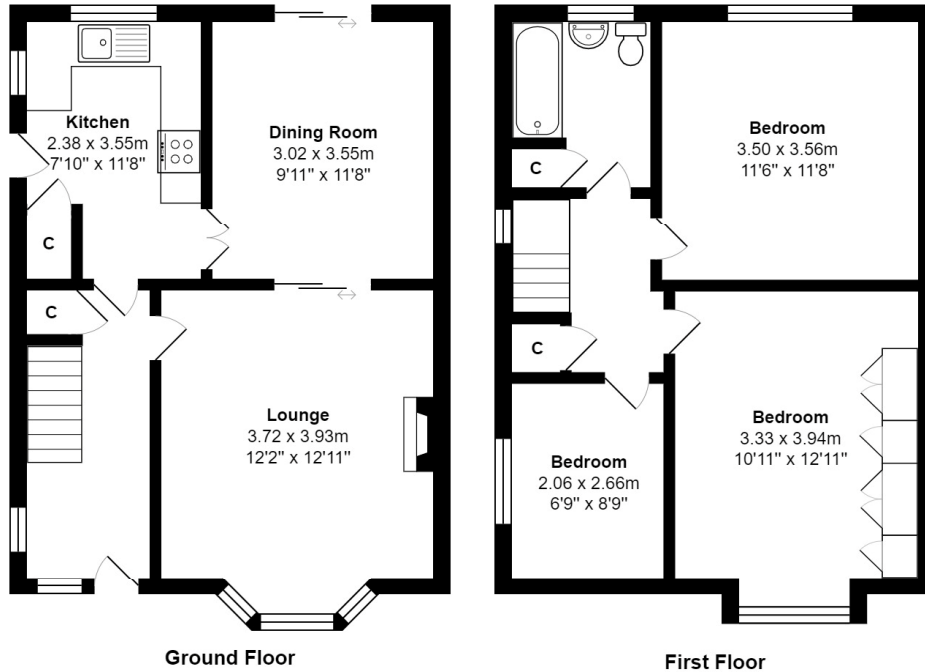
FURTHER INFORMATION

Council Tax - Band C

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: 86.3 m² ... 929 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		85
(69-80) C	69	
(55-68) D		
(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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