



42 Windermere Road, Great Horton, Bradford, BD7 4RH

IMPRESSIVE LARGE FAMILY HOME! Well-presented throughout and sat over three floors is this good looking twin bay SEMI DETACHED property offering FOUR BEDROOMS, TWO RECEPTION ROOMS accommodation whilst being FURTHER ENHANCED with large UNDER HOUSE area consisting of TWO rooms, leading out to the gardens. Utility area and shower room. This area could be utilised as guest quarters should the need arise. Additionally, there is parking on the block-paved drive to the front and extensive lawned gardens to the rear with shed and pleasant outlook. Situated within increasingly sought after area of Horton Bank Top, ideal for many of the local amenities, primary/secondary schools, commute to city centre and walks through Brackenhill Park.

VIEWING IS STRONGLY ADVISED

£250,000

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ENTRANCE HALLWAY Coat cupboard and traditional decorative panelling

LOUNGE 12'4" x 12' (3.76m x 3.66m)

Bay window and feature fireplace with open fire

SITTING ROOM 12'4" x 14' (3.76m x 4.27m)

Stone fireplace housing electric fire. Enjoys far reaching views

KITCHEN 6'3" x 11'7" (1.9m x 3.53m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Cooker point and access to lower ground floor

LOWER GROUND FLOOR

INNER HALL Utilised as a utility area. Laminate flooring

BEDROOM FOUR 12'2" x 9'3" (3.7m x 2.82m)

Good size room with laminate flooring. Door leading to the garden

ROOM 12'2" x 14' (3.7m x 4.27m)

Currently utilised as a gym. Laminate flooring

SHOWER ROOM Shower cubicle, sink and W.C. Fully tiled and storage

FIRST FLOOR

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

BEDROOM TWO 11'3" x 14' (3.43m x 4.27m)

Storage to alcove

BEDROOM THREE 7'4" x 8'4" (2.24m x 2.54m)

BATHROOM Three piece white suite with shower over bath, sink and W.C. Fully tiled walls

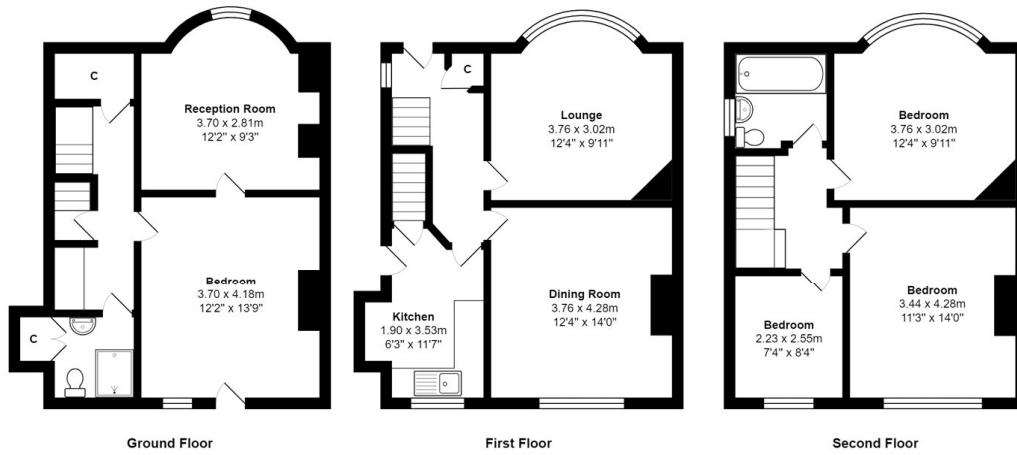
OUTSIDE Block paved drive to the front, extending to the side and lawns. To the rear there are large lawned gardens with paved seating area and garden shed

FURTHER INFORMATION Council Tax - Band C

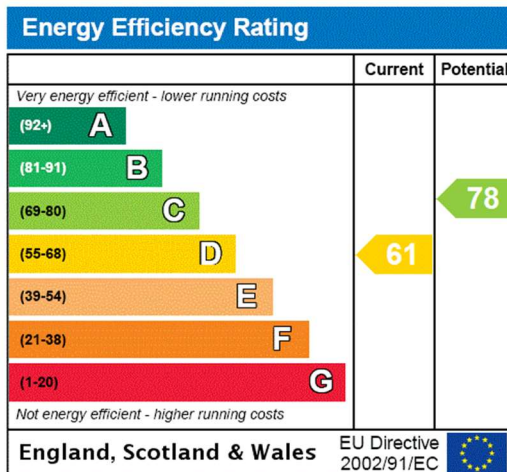
Tenure - Freehold

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: 127.4 m² ... 1372 ft²
 All measurements are approximate and for display purposes only



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