



## 48 Speeton Avenue, Horton Bank Top, Bradford, BD7 4NQ

**\*\* SIMPLY MUST BE VIEWED \*\* RARELY BROUGHT TO THE OPEN MARKET \*\* VERY FINE EXAMPLE OF ITS TYPE \*\* LARGE GARDENS TO FRONT AND REAR \*\* VAST AMOUNT OF SCOPE FOR EXTENSION \*\*** Only upon internal inspection will this well appointed property be fully appreciated! Having undergone extensive refurbishment over the years this TRADITIONAL SEMI DETACHED offers plenty of stylish family size accommodation throughout. Briefly comprising: Entrance hallway, lounge, dining room, large well equipped kitchen, storage areas and MODERN SHOWER ROOM to the ground floor. THREE GOOD SIZE BEDROOMS and family bathroom to the first floor. Sat on an enviable plot with off road parking leads to the block paved area and driveway that has parking for SEVERAL CARS leading to a detached oversize garage. The grounds to the rear are ideal for family entertainment with paved and resin seating areas, lawns and additional raised beds are to the rear. Horton Bank Top is a well sought after residential area, ideal for schools, commute to neighbouring villages plus town centre and many amenities close by!

£275,000

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## **ENTRANCE PORCH**

Fitted in 2022 leading through to hallway

## **HALLWAY**

Open spindled to first floor. Solid wood flooring and understair cupboard. Additional walk in closet with power and light

## **LOUNGE 11'9" x 12' (3.58m x 3.66m)**

Well appointed, formal reception room with feature fire surround housing Victorian style gas fire

## **KITCHEN DINER 11'1" x 10'3" (3.38m x 3.12m)**

Good size kitchen with solid wood wall and base units. Worktops, sink and drainer. Integrated double oven, hob and extractor, Fridge freezer and dish washer. Open arch way to dining room

## **DINING ROOM 11' x 12'8" (3.35m x 3.86m)**

Solid polish wood flooring

## **CLOAKROOM / SHOWER ROOM**

A great addition with built in oversize shower, vintage style sink and W.C

## **BEDROOM ONE 11'3" x 12'8" (3.43m x 3.86m)**

## **BEDROOM TWO 11'3" x 12'1" (3.43m x 3.68m)**

## **BEDROOM THREE 8'7" x 6'7" (2.62m x 2m)**

## **BATHROOM**

Lovely vintage style modern bathroom, fully tiled with rolled top bath, shower over and screen. Mixer taps, sink and W.C

## **OUTSIDE**

Off road parking from the road side which leads to the property. Double gated access to large block paved driveway and parking area to the front. Superb larger than expected rear garden mainly laid to lawn with additional planting area, greenhouse and shed. Ideal for small, manageable allotment.

Oversize detached garage, power & light

## **FURTHER INFORMATION**

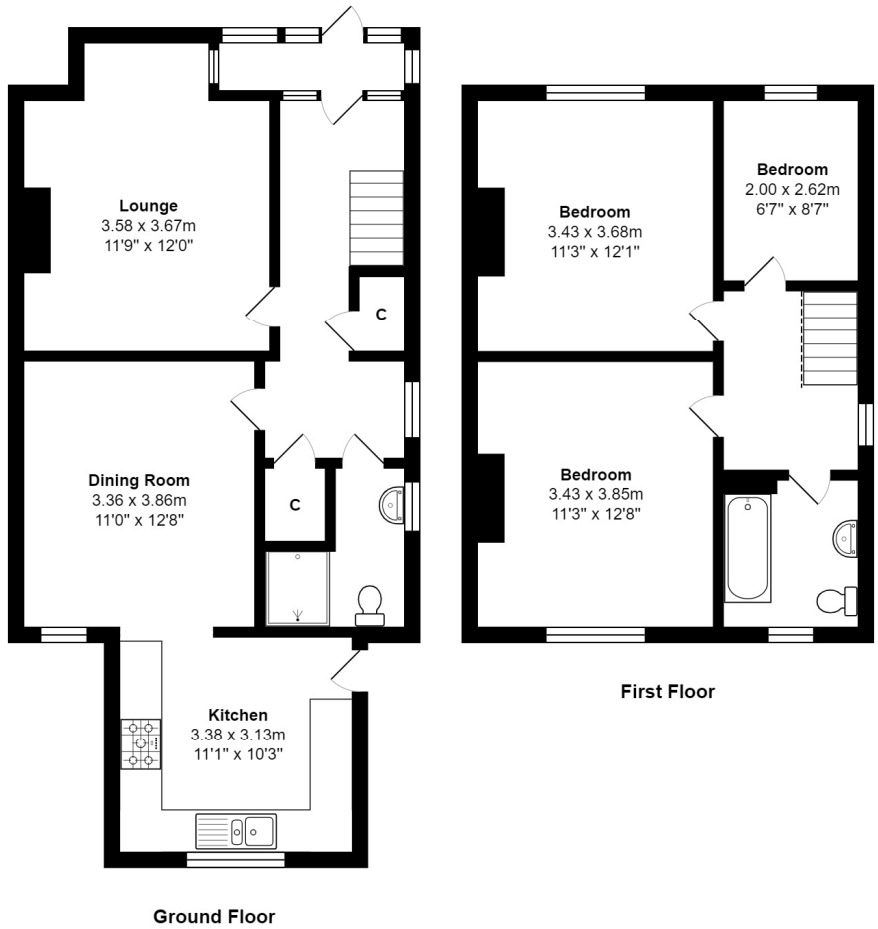
Council Tax - Band C

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: 100.4 m<sup>2</sup> ... 1081 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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