



69 Frensham Drive, Horton Bank Top, Bradford, BD7 4AT

**** RARE OPPORTUNITY ** DETACHED BUNGALOW WITH ORCHARD! ** HUGE POTENTIAL TO CREATE A FANTASTIC FAMILY HOME **** Sat on a large plot is this **DETACHED BUNGALOW** briefly comprising: Breakfast Kitchen, lounge. **TWO DOUBLE BEDROOMS** and shower room. Benefitting further from GCH DG and large loft space the property sits on large grounds which lends itself to be developed (subject to relevant permissions). Externally there are gardens to the front and rear, both well tended with mature shrubs and lawns. Driveway leads to a detached garage. **FURTHERMORE** is an additional plot of land, overgrown now, which was a well tended orchard with greenhouse and workshed. We feel this will be a popular property and encourage early arrangement of viewing.

£175,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

arla | propertymark naea | propertymark

69 Frensham Drive, Horton Bank Top, Bradford, BD7 4AT

SIDE ENTRANCE

Leading into the kitchen

KITCHEN 10'2" x 9'4" (3.1m x 2.84m)

Breakfast kitchen with a selection of wall and base units, worktops to include breakfast bar, sink and drainer. Cooker point, plumbing for washer and built in cupboards

LOUNGE 12'7" x 16'5" (3.84m x 5m)

Large lounge with dual aspect windows

INNER HALL

With loft access

BEDROOM ONE 12'4" x 10'2" (3.76m x 3.1m)

Dual aspect windows and fitted wardrobes

BEDROOM TWO 12'9" x 9'5" (3.89m x 2.87m)

Fitted wardrobes

SHOWER ROOM

Airing cupboard, sink and W.C. Built in shower, majority tiled.

OUTSIDE

Large gardens to the front and rear, driveway allowing parking for several cars leads to a detached garage. The rear garden has a greenhouse and shed which leads through to the additional garden which was once an orchard! The mature fruit trees are still in place however the area is now overgrown

FURTHER INFORMATION

Council Tax - Band C

Tenure - Freehold

MORTGAGES

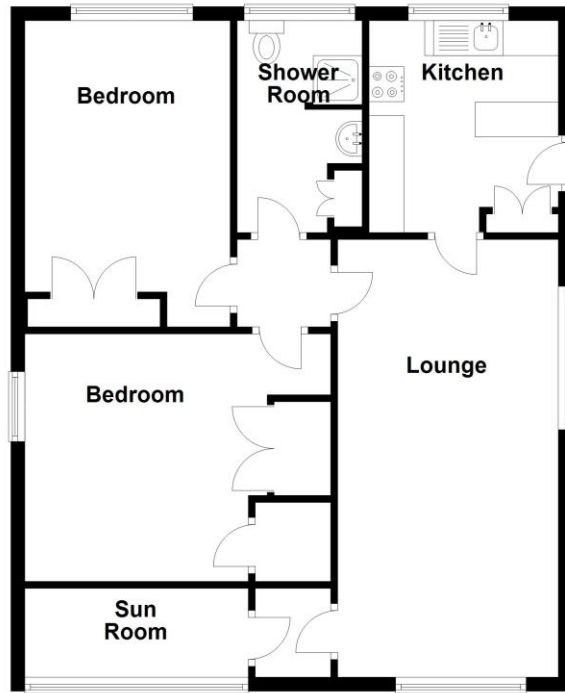
We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.



Ground Floor



Total area: approx. 71.7 sq. metres (772.1 sq. feet)

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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	28	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

01274 601119
 wibsey@robertwatts.co.uk
 robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

RWEstateAgents
 @robertwatts_

arla | propertymark naea | propertymark