



75 Horton Grange Road, Lidget Green, Bradford, BD7 3AH

**** STUNNING VICTORIAN THROUGH TERRACE ** EXCEPTIONAL PRESENTATION THROUGHOUT ** FIVE BEDROOMS, THREE RECEPTIONS, TWO KITCHENS **** Only upon internal inspection with this spacious and much improved inner through terraced be fully appreciated. Boasting many traditional features with a modern twist. Briefly comprising: Entrance hallway, formal lounge, family sitting room and modern kitchen to the ground floor. Large, working dining kitchen to lower ground floor with additional room and good size store room. Three first floor bedrooms and modern house bathroom with a further two rooms to the second floor one with platform ceiling. Externally, are pleasant garden yards to front and rear plus off road parking. Situated within this highly sought after part of BD7, ideal for local amenities and commute to city centre. **PRICED TO SELL!**

£265,000

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GROUND FLOOR

ENTRANCE HALL

Open entrance with high ceiling and Victorian features

LIVING ROOM 13'3" x 15'2" (4.04m x 4.62m)

Large living room with feature fireplace and bay window

SITTING ROOM 11'1" x 13'9" (3.38m x 4.2m)

Large room with feature fireplace and high gloss laminate flooring

KITCHEN 8'6" x 10'2" (2.6m x 3.1m)

Superb modern kitchen with a selection of wall and base units. Oven, hob and extractor. Worktops, sink and drainer. Fully tiled walls, high gloss flooring and access to basement and garden area

BASEMENT 16'10" x 13'11" (5.13m x 4.24m)

STORAGE ROOM 8'7" x 8'6" (2.62m x 2.6m)

Excellent storage space off from kitchen

ADDITIONAL ROOM 14'9" x 13'9" (4.5m x 4.2m)

FIRST FLOOR

BEDROOM ONE 11'9" x 13'10" (3.58m x 4.22m)

Large double bedroom with fitted wardrobes and laminate flooring

BEDROOM TWO 13'6" x 10'7" (4.11m x 3.23m)

Large bedroom with fitted wardrobes and laminate flooring

BEDROOM THREE 10'4" x 6'2" (3.15m x 1.88m)

Single bedroom / office with laminate flooring

BATHROOM

Contemporary bathroom with corner bath, sink and W.C

SECOND FLOOR

BEDROOM FOUR 16'10" x 9'4" (5.13m x 2.84m)

Double bedroom with Velux window and laminate flooring

BEDROOM FIVE 16'10" x 12'1" (5.13m x 3.68m)

Stunning double bedroom with Velux window, an array of fitted furniture and a platform ceiling with mood lighting

OUTSIDE

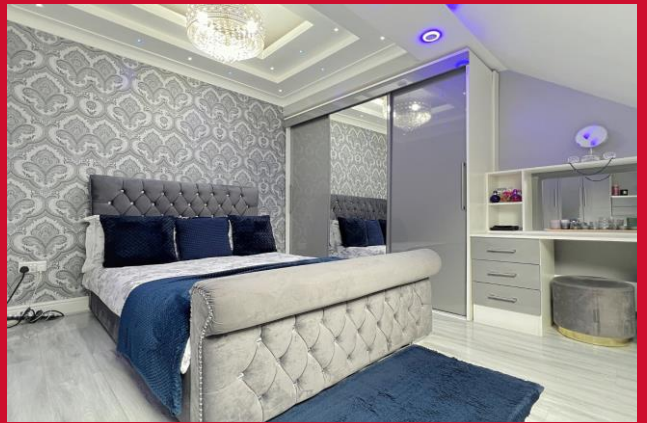
Garden to the front and yard area to rear with gated access and availability for off road parking

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: 195.6 m² ... 2106 ft²
 All measurements are approximate and for display purposes only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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