



127 Horton Grange Road, Bradford, BD7 2DN

**** RARELY OFFERED TO THE OPEN MARKET ** LAPSED PLANNING FOR SIDE AND REAR EXTENSIONS ** LOVELY STONE BUILT SEMI DETACHED **** A fantastic opportunity has arisen to purchase this IMPRESSIVE SEMI DETACHED that oozes kerb appeal and has plenty of accommodation on offer. Accessed via double wrought iron gates which lead into a vast area of off road parking. Large matching stone built porch leads into the hallway, TWO RECEPTION ROOMS and modern kitchen occupy the ground floor. THREE BEDROOMS, family bathroom plus additional washroom occupy the first floor. Externally, the side and rear gardens are low maintenance PLUS GARAGE & CCTV SYSTEM INCLUDED. Lapsed planning was granted for side and rear extension (LATEST REF: 19/03485/HOU) giving the new owners the potential to create their own home. Situated within this popular residential location with many local amenities on the doorstep and good links for commute to the city centre, university and ST. Lukes Hospital. Benefitting further from GCH, DG, alarm and CCTV system which will be included within the sale. DO NOT DELAY!

£260,000

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

f RWEstateAgents **T** @robertwatts_

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STONE BUILT PORCH

Large entrance porch leading through to the hallway

HALLWAY

Inviting area with stairs leading to the first floor. Decorative part panelled walls and coat cupboard

LOUNGE 12'5" x 11'5" (3.78m x 3.48m)

Formal reception room with feature fireplace

SITTING ROOM 11'7" x 14'5" (3.53m x 4.4m)

Good size family room with feature fireplace and patio doors leading to the rear gardens

KITCHEN 7'10" x 9'8" (2.4m x 2.95m)

Modern kitchen with a selection of wall and base units. Granite worktops, sink and drainer. Cooker point, plumbing for washer and useful pantry area

FIRST FLOOR

Landing area and loft access

BEDROOM ONE 11'5" x 12'2" (3.48m x 3.7m)

Fitted bedroom furniture

BEDROOM TWO 12'2" x 11'5" (3.7m x 3.48m)

Fitted bedroom furniture

BEDROOM THREE 9'6" x 7' (2.9m x 2.13m)

FAMILY BATHROOM

Modern family bathroom with white suite. Corner bath, vanity sink unit and W.C

SEPARATE WASHROOM

With W.C and sink

OUTSIDE

Sat on an enviable plot with large gated access. Plenty of off road parking to the front which also leads to the side of the property and matching DETACHED GARAGE. Paved gardens to the rear

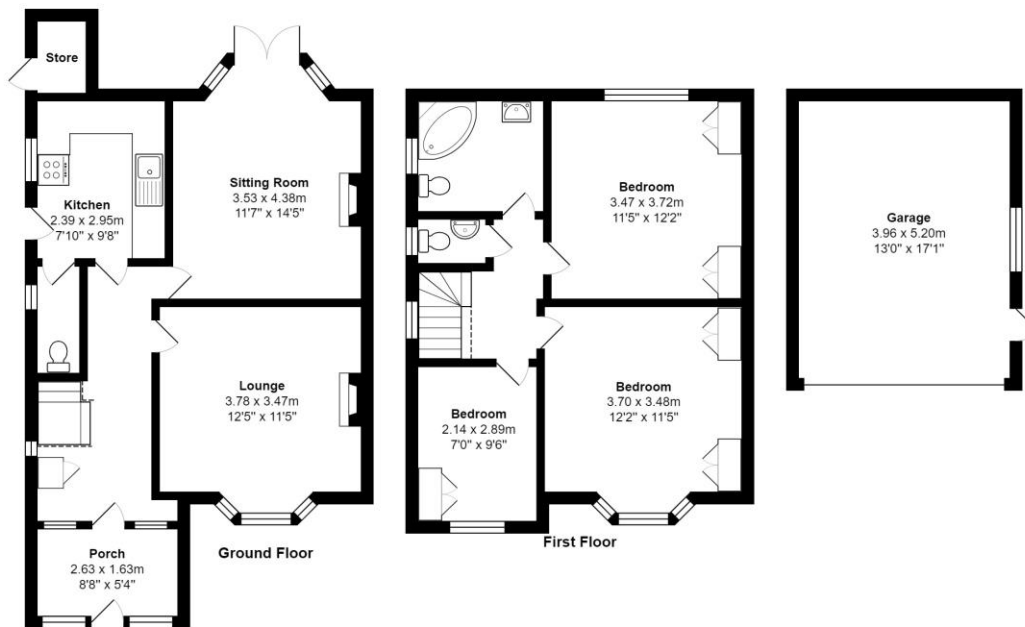
FURTHER INFORMATION

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: 120.9 m² ... 1301 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		85
(69-80) C		
(55-68) D	56	
(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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