



## 56 Jer Lane, Horton Bank Top, Bradford, BD7 4NP

**\*\* OFFERED WITH NO CHAIN \*\* GREAT FIRST TIME PURCHASE/YOUNG FAMILY HOME \*\*  
CONSERVATORY \*\***

Viewing is strongly advised for this stone built through terraced property briefly comprising: Entrance vestibule, lounge, kitchen and CONSERVATORY. Two bedrooms and large family bathroom to the first floor plus an overall attic bedroom three. Tastefully decorated throughout and benefitting further from GCH and DG. Externally are pleasant low maintenance gardens to front and rear. Well placed for many amenities, schools, public transport links and motorway network.

**£130,000**

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## FURTHER INFORMATION

Council Tax - Band A

Tenure - Freehold

## ENTRANCE VESTIBULE

### LOUNGE 13'5" x 14'5" (4.1m x 4.4m)

Wall mounted electric fire

### KITCHEN 10'4" x 7'9" (3.15m x 2.36m)

Fitted kitchen with a selection of wall and base units, worktops, sink & drainer, plumbing for washer, gas cooker point and access to the cellar

**CELLAR** Useful storage area with power and light

### CONSERVATORY 10'6" x 7'3" (3.2m x 2.2m)

A lovely addition with solid roof to include velux window, double doors leading to the rear gardens

## FIRST FLOOR

### BEDROOM ONE 12'4" x 7'6" (3.76m x 2.29m)

Laminate flooring and store to alcove

### BEDROOM TWO 12'4" x 5'3" (3.76m x 1.6m)

Laminate flooring

### HOUSE BATHROOM 9'9" x 8' (2.97m x 2.44m)

Large family bathroom with three piece suite, shower over bath and part tiled walls

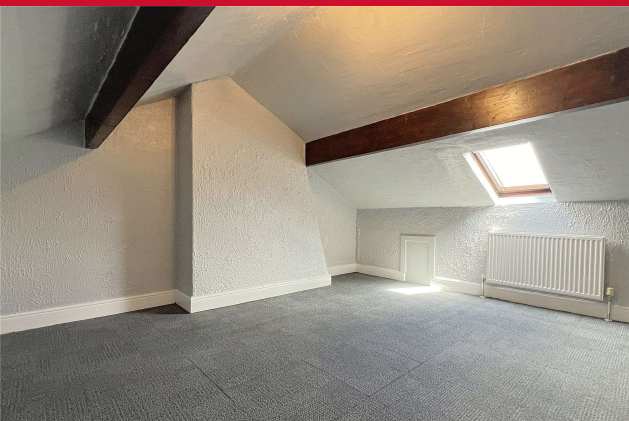
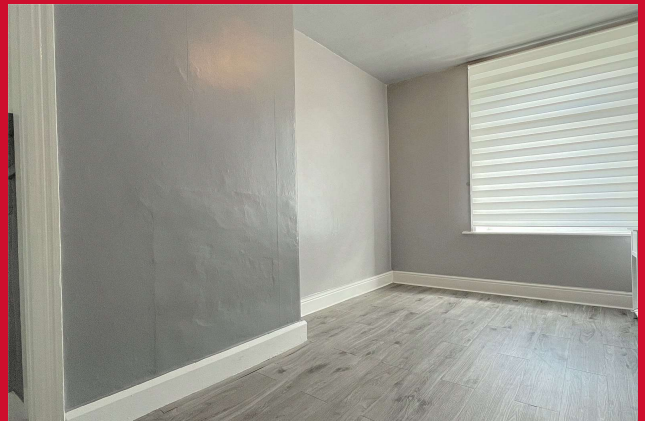
### ATTIC BEDROOM THREE 14'8" x 13'2" (4.47m x 4.01m)

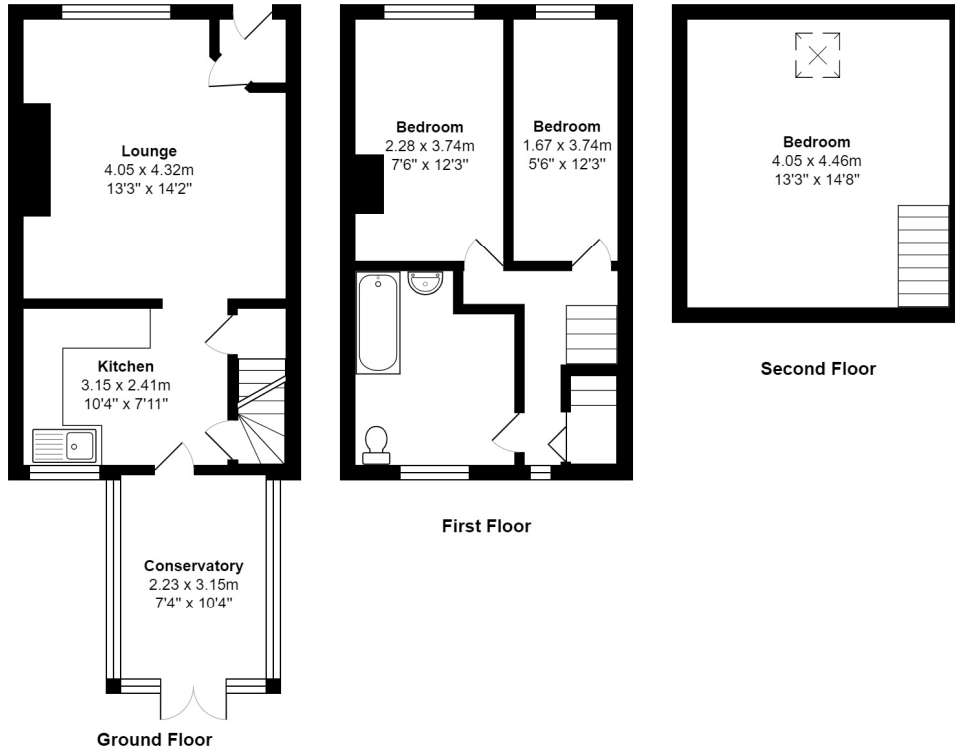
Overall attic room with feature beam ceilings and velux window

## OUTSIDE

Garden area to the front with astroturf. Pleasant, enclosed gardens to rear with astroturf and garden shed



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: 81.2 m<sup>2</sup> ... 875 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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