



61 Speeton Avenue, Horton Bank Top, Bradford, BD7 4NQ

**** DELIGHTFUL SEMI DETACHED BUNGALOW ** POPULAR RESIDENTIAL LOCATION **** Step inside this spacious and well presented property which will appeal to a variety of buyers. Some aspects of the property have been adapted for disabled use and currently offers TWO BEDROOMS, TWO BATHROOMS. Benefitting further from GCH DG, recently installed kitchen, pleasant lounge, modern bathroom and under house store! Externally are low maintenance gardens to front and rear with off street parking. Well placed for many amenities and accessibility. **BOOK YOUR VIEWING TODAY**

£175,000

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ENTRANCE HALLWAY

Laminate flooring and loft access

LOUNGE 12' x 13'11" (3.66m x 4.24m)

Good size reception room

KITCHEN 13'1" x 8' (4m x 2.44m)

Recently fitted with a selection of wall and base units. Worktops, sink and drainer. Oven, hob, extractor and plumbing for washer

BEDROOM ONE 11'10" x 12'9" (3.6m x 3.89m)

Laminate flooring and double doors leading to the bathroom

BATHROOM 12'11" x 9'4" (3.94m x 2.84m)

Mobility adapted

BEDROOM TWO 7'2" x 10'1" (2.18m x 3.07m)

BATHROOM

Modern suite with shower over bath, sink and W.C. Fully tiled

OUTSIDE

Low maintenance paved garden areas to front and rear. Under house storage

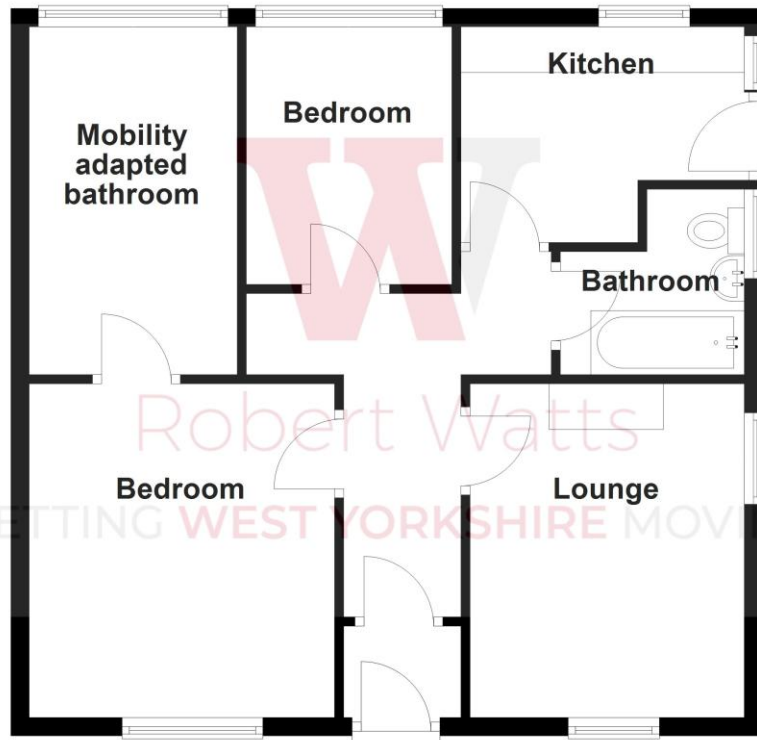
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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