



1 Snape Drive, Horton Bank Top, Bradford, BD7 4LZ

** OFFERED WITH NO CHAIN ** SUBSTANTIAL DETACHED PROPERTY ** STUNNING FAR REACHING VIEWS ** VAST POTENTIAL ** Viewing is strongly advised for this FOUR BEDROOM, THREE RECEPTION ROOM property situated within this enviable location in Horton Bank Top. Briefly comprising: Entrance hallway with cloakroom, lounge, sitting room, large study room, modern kitchen, rear porch and integral garage. FOUR BEDROOMS and bathroom. Externally are well stocked gardens to all sides. Ideally situated for many amenities, schools and transport linked to the city center. BOOK YOUR VIEWING TODAY

Guide Price £295,000

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ENTRANCE HALLWAY

Inviting entrance hallway with storage and cloakroom off

CLOAKROOM Sink and W.C

LOUNGE 14'9" x 12'8" (4.5m x 3.86m)

Dual aspect windows and fireplace

DINING ROOM 12'1" x 11'9" (3.68m x 3.58m)

Dual aspect Window. Gas Fire

STUDY ROOM 11'8" x 8'9" (3.56m x 2.67m)

Good size third reception room with gas fire

KITCHEN 11'7" x 7'9" (3.53m x 2.36m)

Modern fitted kitchen with a selection of wall and base units, worktops with matching splashback, sink and drainer, oven hob and extractor, plumbing for washer.

INTEGRAL GARAGE

With up and over door. A great space for conversion subject to permissions.

LANDING

Large landing area with window, access to loft and built in cupboards

BEDROOM ONE 15'1" x 12'2" (4.6m x 3.7m)

Two windows and views across the valley

BEDROOM TWO 11'7" x 11'8" (3.53m x 3.56m)

BEDROOM THREE 10'8" x 9'8" (3.25m x 2.95m)

BEDROOM FOUR 12'9" x 8'8" (3.89m x 2.64m)

Two windows and far reaching views

BATHROOM

Three piece white suite with shower over bath. Airing cupboard.

OUTSIDE

Sit on an enviable plot with gardens to the front, laid to lawn with mature shrub borders. Fruit patch to the side and Large gardens to the rear mainly laid to lawn and plenty of scope for extension (subject to permissions), side porch and bin store. Driveway leads to the garage.

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: approx. 239.9 sq. metres (2582.1 sq. feet)

Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.