



## 9 Highlands Close, Horton Bank Top, Bradford, BD7 4BL

**\*\* SIX BEDROOMS WITH POTENTIAL TO CREATE MORE \*\*** Set back from the road, with a cul de sac location is this **LARGER THAN EXPECTED DETACHED PROPERTY** which offers a perfect blend of comfort and style. Boasting spacious and well-maintained interiors, this property has versatile living accommodation which is ideal for growing families and multi generations. The split level living accommodation features a bright and airy formal reception room, additional sitting room and separate dining room/office/guest room. Fitted kitchen, cloakroom and utility room with internal access to the attached garage. Upstairs, you will find the generously sized **SIX bedrooms**, including a master bedroom with an ensuite bathroom, plus **MODERN** house bathroom. The property also benefits from a beautifully landscaped garden, perfect for outdoor entertaining or simply relaxing in the sunshine. With excellent transport links and amenities close by, this property offers both a tranquil living environment and convenience. Don't miss the opportunity to make this your dream home. Contact us today to arrange a viewing.

**Offers Over £450,000**

**T** 01274 601119 **E** [wibsey@robertwatts.co.uk](mailto:wibsey@robertwatts.co.uk) **W** [robertwatts.co.uk](http://robertwatts.co.uk)  
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

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**ENTRANCE HALLWAY** Provides access to the garage, reception room and cloakroom

**CLOAKROOM** Sink and W.C

**RECEPTION ROOM 12 x 20'6" (12 x 6.25m)**

Open stairs to the lower floor formal reception room

**KITCHEN 7'7" x 8'4" (2.3m x 2.54m)**

Solid wood kitchen with a selection of wall and base units. Worktops, sink and drainer. Freestanding cooker and extractor

**UTILITY ROOM 12' x 6'8" (3.66m x 2.03m)**

Solid wood wall and base units. Worktops, sink and drainer. Plumbing for washer and space for dryer

**FORMAL RECEPTION ROOM 12'8" x 18'2" (3.86m x 5.54m)**

Lovely size formal room with feature fireplace and patio doors to rear

**SITTING ROOM 12'8" x 8'2" (3.86m x 2.5m)**

Ideal for home office or guest bedroom

**FIRST FLOOR** Landing Area

**MASTER BEDROOM 14'1" x 12'10" (4.3m x 3.9m)**

**EN-SUITE** Fully tiled with mixer shower taps over panelled bath. Vanity style sink and W.C

**BEDROOM TWO 12' x 14'1" (3.66m x 4.3m)**

**BEDROOM THREE 7'10" x 13'3" (2.4m x 4.04m)**

**BEDROOM FOUR 10'8" x 7'2" (3.25m x 2.18m)**

**BEDROOM FIVE 12'10" x 6'10" (3.9m x 2.08m)**

**BEDROOM SIX 17'5" x 21'7" (5.3m x 6.58m)**

Lovely room with wood panelling and Velux window

**FAMILY BATHROOM** Modern, contemporary bathroom with shaped bath with shower over, sink and W.C. Fully tiled

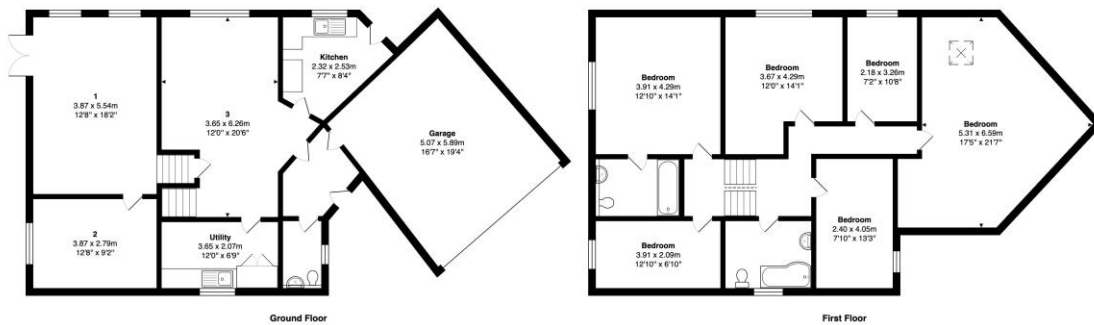
**OUTSIDE** Parking to the front for several cars leading to integral garage. Superb gardens to the rear which lends itself to possible extension (subject to permissions). A great space for family entertainment

**GARAGE 16'7" x 19'4" (5.05m x 5.9m)**

Ripe for conversion (subject to permission) with power and light

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: 222.6 m<sup>2</sup> ... 2396 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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