



### **3 Nursery Road, Horton Bank Top, Bradford, BD7 4LH**

**\*\*NO CHAIN\*\*** VERY WELL PRESENTED THROUGHOUT **\*\*** This FAMILY SIZED INNER TOWN HOUSE offers FOUR GOOD SIZE BEDROOMS. Forming part of this ever popular locality we feel this well presented property will provide a lovely home for many years to come! Benefits from modern KITCHEN and being decorated throughout with neutral colours further benefits from GAS CENTRAL HEATING, UPVC DOUBLE GLAZING, OFF ROAD PARKING and PLEASANT GARDENS.

**Offers Over £140,000**

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## ENTRANCE

**LOUNGE 14' x 13'11" (4.27m x 4.24m)**

**KITCHEN 10'10" x 11'1" (3.3m x 3.38m)**

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Oven, hob and plumbing for washer. Tiled splash back and access to the cellar

## CELLAR

With power and light

**BEDROOM ONE 14' x 12'2" (4.27m x 3.7m)**

**BEDROOM TWO 10'7" x 8'6" (3.23m x 2.6m)**

Useful store closet

**ATTIC BEDROOM 12'9" x 9'3" (3.89m x 2.82m)**

Built in storage

**ATTIC BEDROOM 13'11" x 5'2" (4.24m x 1.57m)**

Velux window

**BATHROOM** Three piece white suite, fully tiled walls

## OUTSIDE

Pleasant enclosed garden to the front. Off road parking and decked patio area to the rear

## FURTHER INFORMATION

Council Tax - Band A

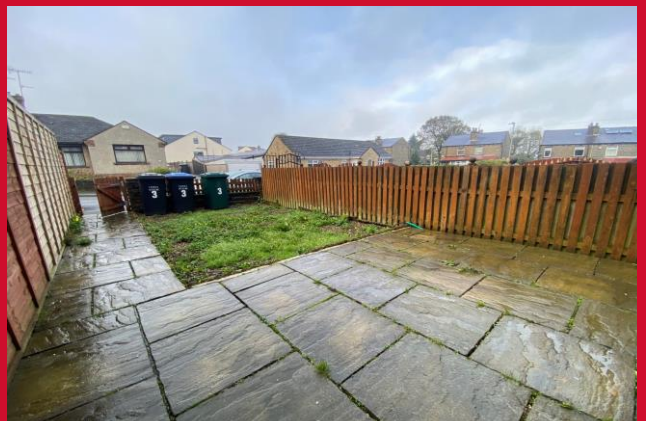
Tenure - Freehold

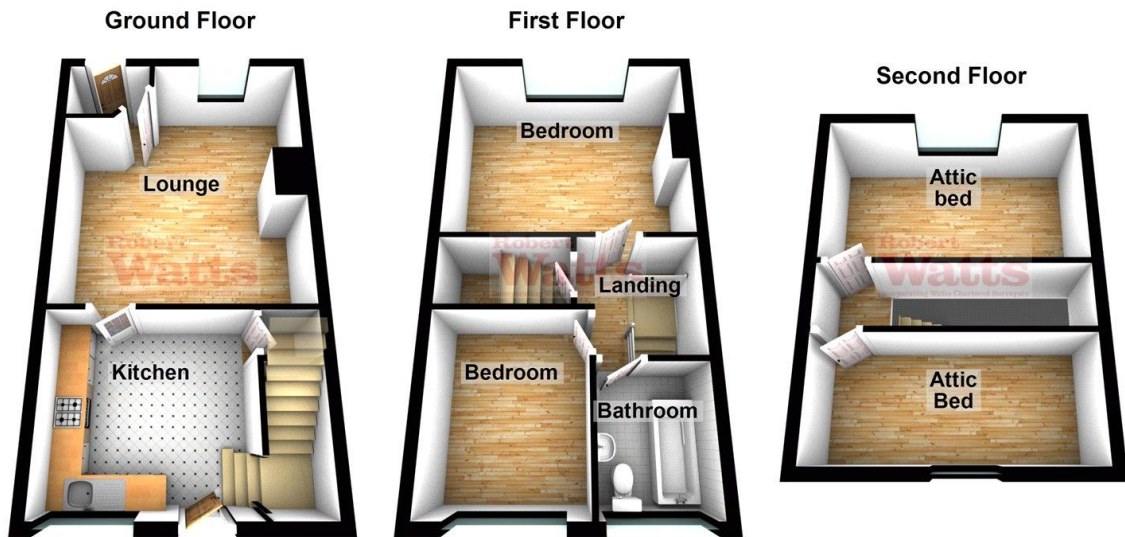
## MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





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

| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92+) <b>A</b>                                     |                         |           |
| (81-91) <b>B</b>                                   |                         | <b>87</b> |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   | <b>61</b>               |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

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