



26 Torre Grove, Horton Bank Top, Bradford, BD6 3PG

**** OFFERED WITH NO CHAIN ** EXTENDED SEMI DETACHED TO SIDE & REAR ** POTENTIAL TO CREATE MORE **** Situated within this cul de sac location and having many improvements to include **RECENTLY INSTALLED KITCHEN** is this great family home. Briefly comprising: entrance hall, lounge, good size kitchen leading through to the extended sitting room/dining area. **FOUR BEDROOMS** to the first floor with master en-suite shower room and family bathroom. Externally is off road parking to the front that leads to an **INTEGRAL GAARAGE** which many would look to convert (subject to permissions), plus pleasant gardens to the rear. This increasingly popular area is ideal for many amenities, schools and commute. Early arrangement of viewing is strongly advised.

£219,950

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ENTRANCE HALL Stairs leading to the first floor

LOUNGE 12'9" x 12'8" (3.89m x 3.86m)

With feature fireplace and laminate flooring

KITCHEN 16'1" x 7'11" (4.9m x 2.41m)

Recently fitted kitchen with a selection of wall and base units, yet to be used, worktops with sink and drainer, splashback tiled walls. Oven, hob and extractor with plumbing for washer and dishwasher.

DINING ROOM/FAMILY ROOM 14'9" x 8'9" (4.5m x 2.67m)

A great additional with two windows plus large velux, tiled flooring and side access to the rear gardens.

FIRST FLOOR landing area with loft access

MASTER BEDROOM 8'11" x 13'3" (2.72m x 4.04m)

Forming part of the side extension with en-suite facilities

EN-SUITE Shower cubicle, sink and W.C

BEDROOM TWO 9'11" x 11'8" (3.02m x 3.56m)

BEDROOM THREE 9'11" x 9'3" (3.02m x 2.82m)

BEDROOM FOUR 6' x 7'5" (1.83m x 2.26m)

FAMILY BATHROOM 6' x 5'10" (1.83m x 1.78m)

Three piece suite

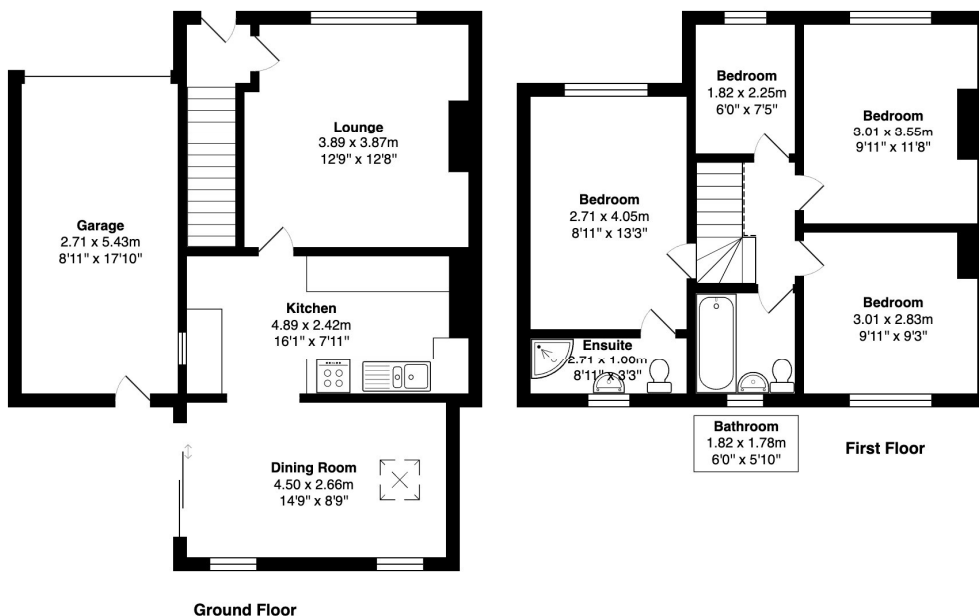
INTEGRAL GARAGE 8'11" x 17'10" (2.72m x 5.44m)

Which many would look to convert (subject to permissions).

OUTSIDE Paved off road parking to the front. Good size gardens to the rear with side access.

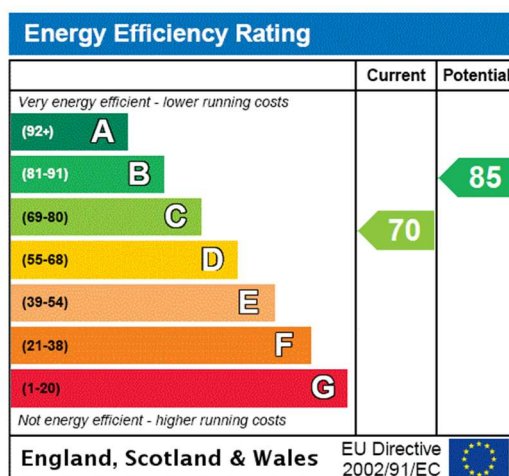
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: 106.3 m² ... 1144 ft²

All measurements are approximate and for display purposes only



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