



## 92 Old Road, Horton Bank Top, Bradford, BD7 4PE

**\*\* OFFERED WITH NO CHAIN \*\*** GREAT INVESTMENT/FIRST TIME PURCHASE/THOSE LOOKING TO DOWNSIZE \*\* Viewing is strongly advised for this terraced cottage which briefly comprises: entrance vestibule, lounge, kitchen, MODERN shower room and ONE BEDROOM. Externally there is a small yard to the rear. Situated within the Horton Bank Top area which is well placed for many amenities and commute to the city centre. We strongly urge early arrangement of viewing.

£90,000

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### ENTRANCE VESTIBULE

#### LOUNGE 14'9" x 13'2" (4.5m x 4.01m)

Fireplace housing gas fire and laminate flooring

#### KITCHEN 14'9" x 4'1" (4.5m x 1.24m)

Fitted kitchen with base units, sink and drainer. Freestanding cooker and plumbing for washer. Under stair store area

### LANDING

Feature arch window and pleasant outlook

#### BEDROOM ONE 14'9" x 10'1" (4.5m x 3.07m)

Built in wardrobes

### SHOWER ROOM

Modern shower room with double shower cubicle, vanity style sink and W.C

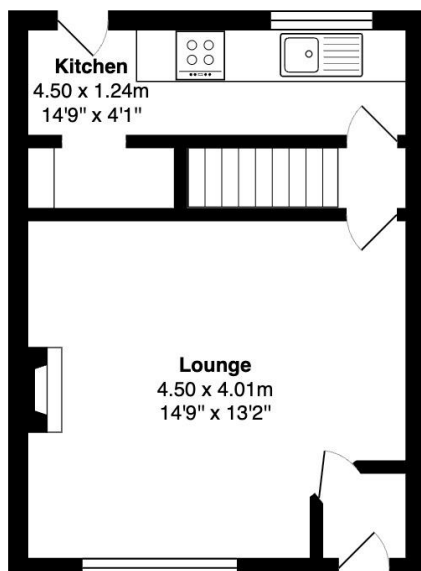
### OUTSIDE

Small yard to the rear

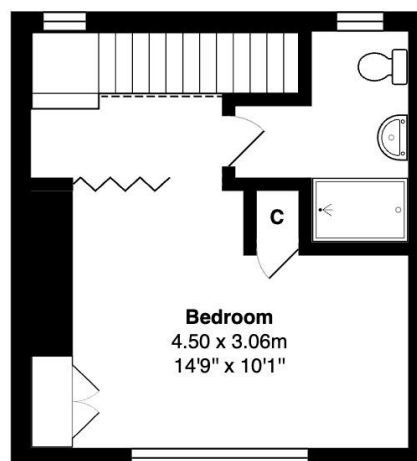
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance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



**First Floor**

Total Area: 50.7 m<sup>2</sup> ... 545 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		