



## 40 Westbury Road, Horton Bank Top, Bradford, BD6 3NH

**\*\* OFFERED WITH NO CHAIN \*\* IN NEED OF REFURBISHMENT \*\* POPULAR STYLE OF SEMI DETACHED  
\*\* LARGE GARDENS TO THE REAR \*\* Competitively priced THREE BEDROOM semi detached situated within  
this increasingly popular area of BD6, ideal for many amenities, schools and commute. in need of updating  
throughout the property benefits from large gardens to front and rear plus driveway and garage base (garage is  
dilapidated). BOOK YOUR VIEWING TODAY**

**£129,950**

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## **ENTRANCE VESTIBULE**

Stairs to first floor

## **LOUNGE 12'9" x 12'6" (3.89m x 3.8m)**

Wall mounted gas fire

## **KITCHEN 11'8" x 7'9" (3.56m x 2.36m)**

With sink unit, plumbing for automatic washer, cupboard to alcove, cooker point and pantry.

## **LANDING AREA** With loft access

## **BEDROOM ONE 11'0"8" x 10' (11\*0.2m x 3.05m)**

Radiator

## **BEDROOMTWO 9'5" x 10' (2.87m x 3.05m)**

Cupboard housing water tank

## **BEDROOM 3 5'9" x 7'3" (1.75m x 2.2m)**

## **SHOWER ROOOM**

Sink and WC with shower adapted for disabled use.

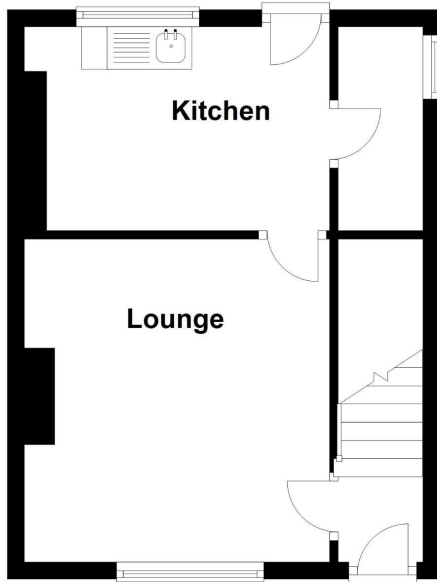
## **OUTSIDE**

Garden to front with dilapidated garage and unused driveway. Large garden to rear

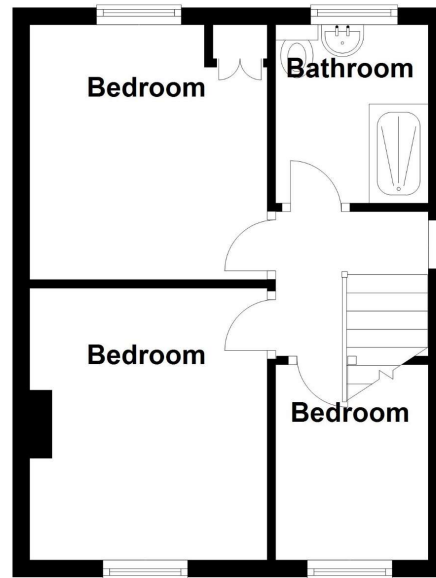
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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: approx. 61.9 sq. metres (665.9 sq. feet)

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

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