



54 Ascot Drive, Horton Bank Top, Bradford, BD7 4NN

**** FAMILY SIZED SEMI DETACHED ** TWIN BAY ** FAR REACHING VIEWS ACROSS THE VALLEY ****

Viewing is strongly advised for this elevated semi detached property offering family accommodation comprising: entrance hallway, lounge, dining room and kitchen to the ground floor. THREE BEDROOMS to the first floor plus RECENTLY INSTALLED three-piece bathroom suite. Benefiting further from GCH & DG.

There are tiered gardens to three sides where extension opportunities are available (subject to permissions) and DETACHED GARAGE. Ideal for many amenities, schools and public transport links.

Offers in the region of £175,000

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ENTERANCE HALLWAY Stairs leading to first floor

LOUNGE 10'8" x 13'1" (3.25m x 4m)

Far reaching views

DINING ROOM 9'10" x 9'3" (3m x 2.82m)

Recently decorated

KITCHEN 10'2" x 6'6" (3.1m x 1.98m)

Fitted kitchen with a selection of wall and base units. Worktops, sink and drainer. Eye level oven, separate hob and plumbing for washing machine

FIRST FLOOR Landing area with loft access

BEDROOM ONE 9'10" (3) x 12'5" (3.78) max into bay

Enjoys far reaching views

BEDROOM TWO 9'10"x 9'10" (3mx 3m)

BEDROOM THREE 7'2" x 6'5" (2.18m x 1.96m)

Currently used as office space with cupboard over stairs

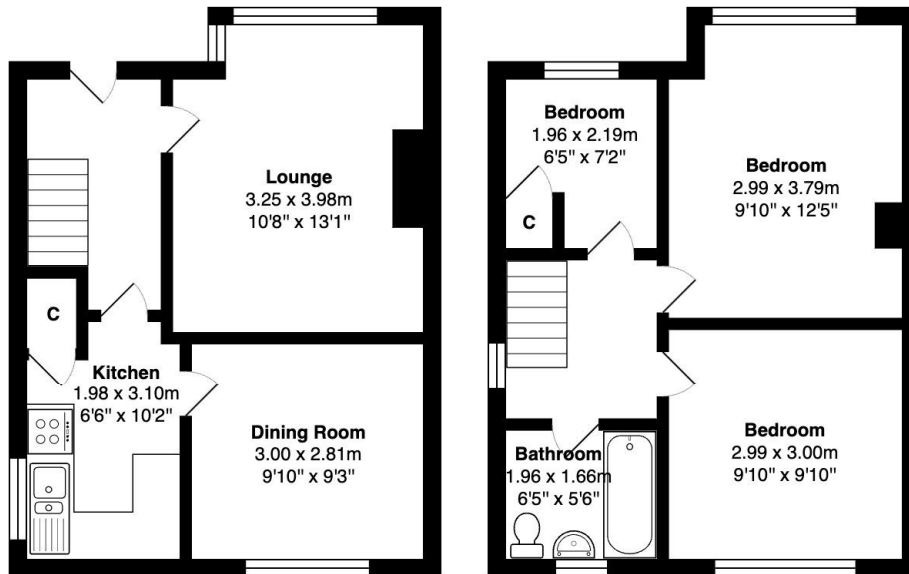
BATHROOM 6'5" x 5'6" (1.96m x 1.68m)

Recently installed family bathroom suite with shower over bath, vanity style sink unit and W.C. Panelled ceiling and tiled Walls

OUTSIDE Sat on an elevated position with gardens to the front, side and rear, which lends itself to possible extension opportunities (subject to permissions). Plus, a detached garage

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: 67.8 m² ... 730 ft²

All measurements are approximate and for display purposes only

