



23 Fairway Walk, Horton Bank Top, Bradford, BD7 4JW

**** OFFERED WITH NO CHAIN ** GOOD SIZE PLOT WITHIN A CUL DE SAC LOCATION ** SEMI DETACHED BUNGALOW **** Viewing is strongly advised for this popular style of property which offers vast scope to create further accommodation (subject to permissions). Briefly comprising: entrance hallway, lounge, kitchen, modern shower room and TWO BEDROOMS to the ground floor. Additional bedroom THREE to the first floor and large walk in storage room. Externally, are pleasant gardens to the front, driveway to the side leading to a detached garage and garden area to the rear. Benefitting further from GCH and DG, the property is well placed for many amenities and commute to the city centre.

£179,995

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ENTRANCE HALL Stairs leading to the first floor

LIVING ROOM 14'2" x 11'7" (4.32m x 3.53m)

Feature fireplace housing gas fire and useful walkin understair store area

KITCHEN 11'1" x 8'10" (3.38m x 2.7m)

Fitted kitchen with a range of wall and base units, sink and drainer. Free standing cooker, space for under counter appliances and plumbing for washer and dishwasher

BEDROOM ONE 14'1" max x 14'6" max (4.3m max x 4.42m max)

Fitted bedroom furniture to include dresser and sliding doors leading to the garden

BEDROOM TWO 10'1" x 8'9" (3.07m x 2.67m)

SHOWER ROOM Modern shower room with oversize walk in shower, sink and W.C

FIRST FLOOR

BEDROOM THREE 19' (5.8) max narrowing to 9'8" (2.95) max x 14'6" (4.42) max narrowing to 5'4" (1.63)

'L' shaped room with under eave store and gable window

STORAGE ROOM 10'9" x 5'6" (3.28m x 1.68m)

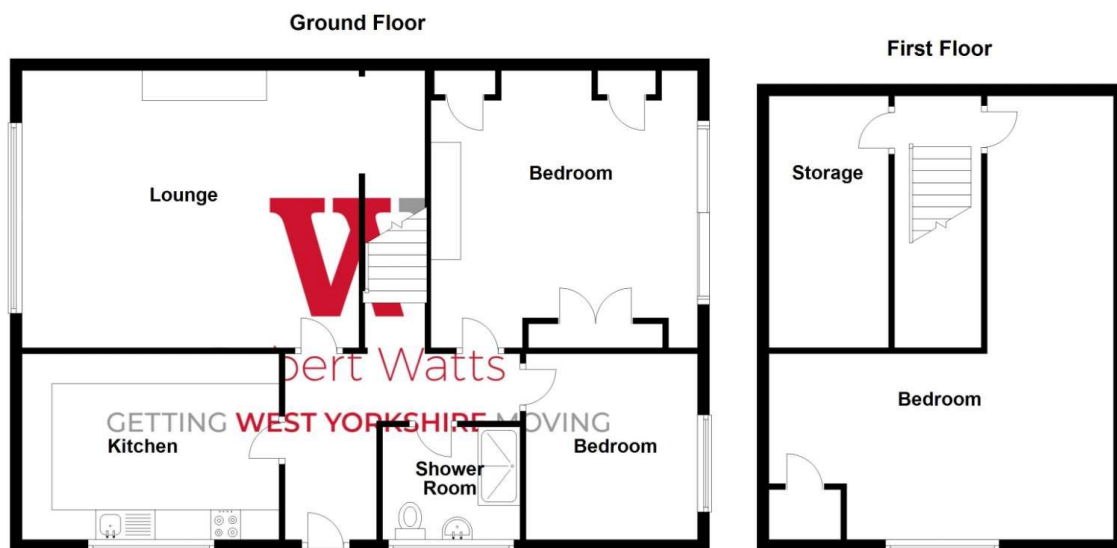
With power and light

OUTSIDE Pleasant garden to the front, driveway allowing parking for several cars which leads to a detached garage. Garden to the rear with shed and greenhouse

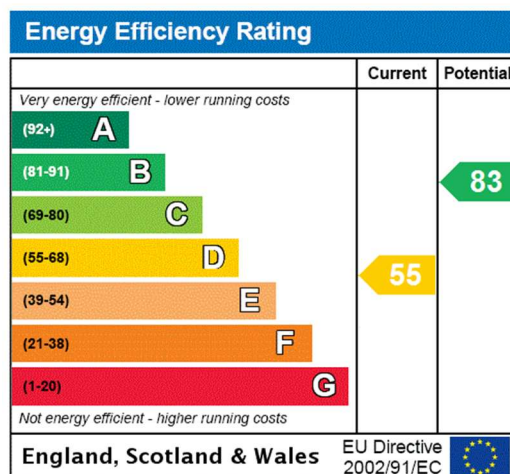
BUILDING REGS N.B We advise all interested parties to clarify the position regarding building regulations and any relevant planning permissions with their legal representative prior to proceeding.

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.



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