



## 37 Pickles Lane, Horton Bank Top, Bradford, BD7 4DN

**\*\* THIS LOT HAS IT ALL!\*\* VERY RARLEY SEEN ON THE OPEN MARKET \*\*\*\* STRICTLY VIEWINGS ARE BY APPOINTMENT \*\* LARGE DETACHED DORMER BUNGALOW WITH ADDITIONAL PLANNING PERMISSION FOR A 4 BED PROPERTY \*\* SAT WITHIN ITS OWN GROUNDS WITH LARGE GROUNDS TO THE REAR \*\* AN EXTREMELY RARE OPPORTUNITY HAS ARISEN TO ACQUIRE this absolute HIDDEN Gem!!** Set back from the road is this individual detached property with STUNNING VIEWS across the district and can only be admired and appreciated on internal inspection. Ripe for development and allowing the new owners to create a fabulous home with the spacious accommodation on offer. Briefly comprising: entrance hallway, lounge, dining room, kitchen, CONSERVATORY and bathrooms to the ground floor with covered access leading to the large garage. THREE/FOUR BEDROOMS to the first floor, all enjoying the far reaching views and wash facilities. Externally the extensive grounds just keep giving with the large plot, mainly grassed with mature shrub borders and lower ground floor area under the conservatory and utilised as a potting area. Additionally the driveway leading to an ADDITIONAL DETACHED GARAGE AND WORKSHOP with pitched roof that has the added bonus of FULL PLANNING - \*\* APPLICATION NUMBER 24/03843/HOU. Works and alterations to existing garage to create additional ancillary accommodation \*\* Situated within the Horton Bank Top area which is ideal for many amenities, schools and commute.

**Guide Price £450,000**

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## ENTRANCE HALLWAY

Open stairs leading to first floor and under stair cupboard

## LOUNGE 19'10" x 11'11" (6.05m x 3.63m)

Good size reception room with windows to front, side and rear allowing plenty of natural light with feature fireplace

## DINING ROOM 9'11" x 10' (3.02m x 3.05m)

Access from the kitchen and double doors to the conservatory

## CONSERVATORY 15'3" x 11'8" (4.65m x 3.56m)

With breathtaking panoramic views across the district. A superb addition ideal for entertaining

## BREAKFAST KITCHEN 10'8" x 15'9" (3.25m x 4.8m)

Fitted kitchen with a selection of wall and base units, worktops incorporating breakfast bar with sink and drainer. Eye level double oven, separate hob and extractor, plumbing for washer and dishwasher. Space for under counter appliances. Side access to the covered passage

## BATHROOM 7'10" x 9'10" (2.4m x 3m)

Bath, shower cubicle and sink basin

## SEPARATE W/C

## COVERED PASSAGE LEADING TO GARAGE 29'11" x 9'10" (9.12m x 3m)

Large garage with power and light, window to the rear. Vast conversion opportunity (subject to permissions)

## FIRST FLOOR

Galleried landing

## BEDROOM TWO 14'5" x 11'11" (4.4m x 3.63m)

Windows to the rear elevation. A large double room with eave storage

## BEDROOM FOUR 9'10" x 6'9" (3m x 2.06m)

Good size single room

## OCCASIONAL BEDROOM THREE 14'5" x 10'8" (4.4m x 3.25m)

Large double room with eave storage which provides access through to the master bedroom

## MASTER BEDROOM 14'5" x 19'1" (4.4m x 5.82m)

Great size with windows to the side and rear elevation. Eave storage

## SHOWER ROOM

Built in shower, sink and W.C

## LOWER GROUND FLOOR

### POTTING SHED

Situated under the conservatory which could have a multitude of uses, which leads to the underhouse area where, again, there is a vast amount of opportunity for further development

## DETACHED GARAGE 22'5" x 14'6" (6.83m x 4.42m)

This building along with the workshops have development plans. Please see Bradford council for all details

## WORKSHOP 22'5" x 7'4" (6.83m x 2.24m)

Vaulted ceilings

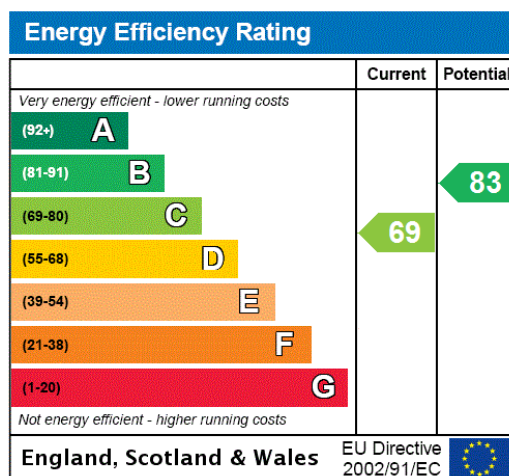
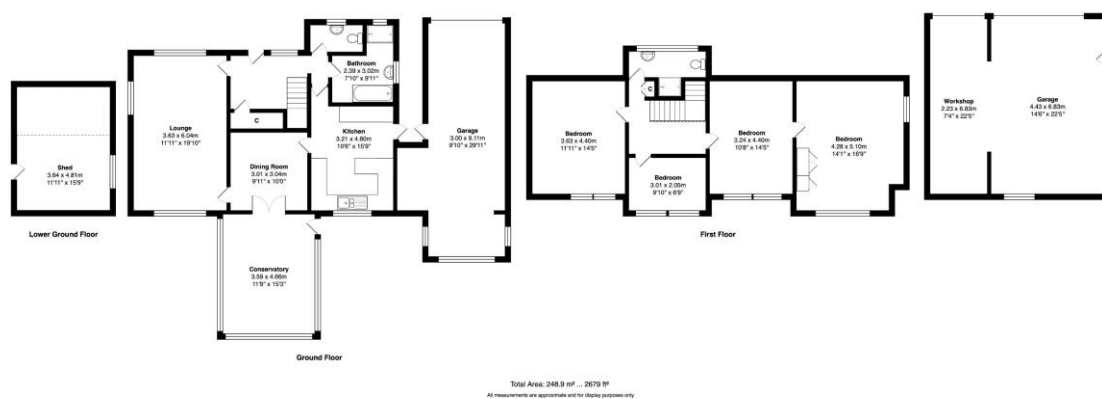
## OUTSIDE

Accessed via private road with shared access with the neighbouring property which leads to its own grounds with large driveway allowing parking for several cars. The gardens to the side and rear are mainly laid to lawn with mature screening. The additional land to the rear was once cultivated for growing vegetables and now is grassed with additional fruit trees. A great place for creating a large space

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.







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