



## 8 Hill End Grove, Horton Bank Top, Bradford, BD7 4RP

**\*\* OFFERED WITH NO CHAIN \*\* NO BOX ROOMS HERE \*\*** SPACIOUS ON THE INSIDE WITH LARGE FAMILY GARDENS AND A VAST AMOUNT OF SCOPE **\*\*** Situated within a cul de sac location and offering an abundance of space is this delightful family home. Briefly comprising: entrance hallway, lounge, dining room, dining kitchen and rear porch. THREE GOOD SIZE BEDROOMS and family bathroom with separate W.C. Externally, the property is sat on well kept gardens with driveway, allowing parking for several cars and GARAGE. The rear gardens offer seating area, lawns with rockery, shed and child's summerhouse.

Ideal for many local amenities, schools and walks through Brackenhill Park. BOOK YOUR VIEWING TODAY

**£210,000**

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### ENTRANCE HALL

Side entrance hall with understair storage

### LOUNGE 14'7" x 10'11" (4.45m x 3.33m)

Feature fire surround housing living flame gas fire and doors opening through to the dining area

### DINING ROOM 9'8" x 10'11" (2.95m x 3.33m)

Another good size reception room leading into kitchen

### DINING KITCHEN 16'9" x 8'3" (5.1m x 2.51m)

With an array of wall and base units, worktops incorporating breakfast bar, sink and drainer. Eye level oven, separate hob and extractor. Plumbing for washer and dishwasher. Large pantry area

### REAR PORCH 6'7" x 3'3" (2m x 1m)

With power and light

### FIRST FLOOR

Galleried landing with loft access

### BEDROOM ONE 10'11" x 11'10" (3.33m x 3.6m)

Built in wardrobes and cupboard

### BEDROOM TWO 10'11" x 10'3" (3.33m x 3.12m)

Built in sliding door wardrobe

### BEDROOM THREE 10'9" x 8'4" (3.28m x 2.54m)

Large than average third bedroom with built in overhead store

### BATHROOM

Bath with shower over and vanity style sink basin

### SEPERATE W.C

### OUTSIDE

Flagged gardens to the front with driveway to the side leading to a detached garage. Large gardens to the rear with paved seating areas and lawns, ideal for family gatherings

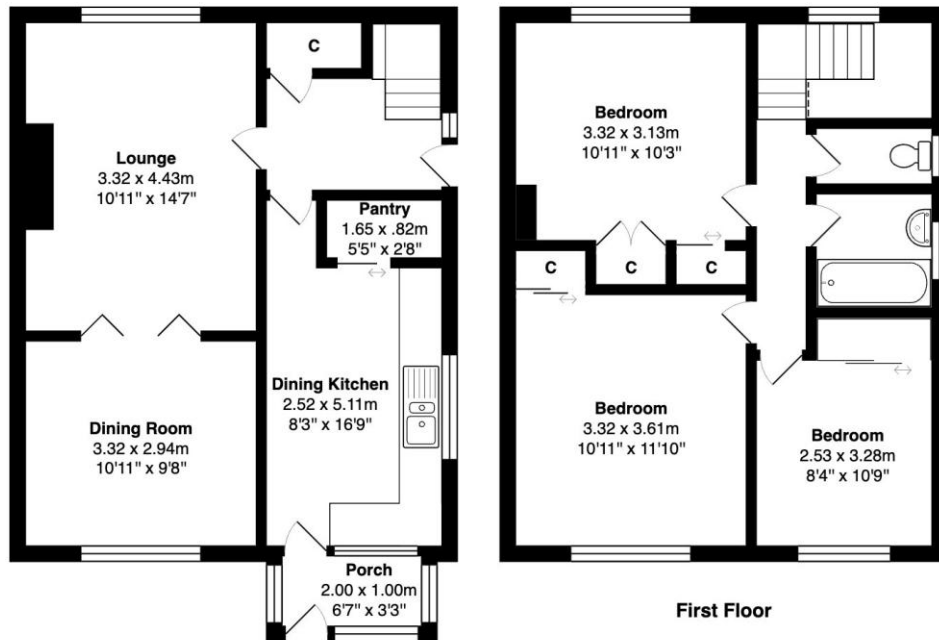
### PLEASE NOTE

The property is unregistered with the land registry and first registration will take place upon purchase.

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.





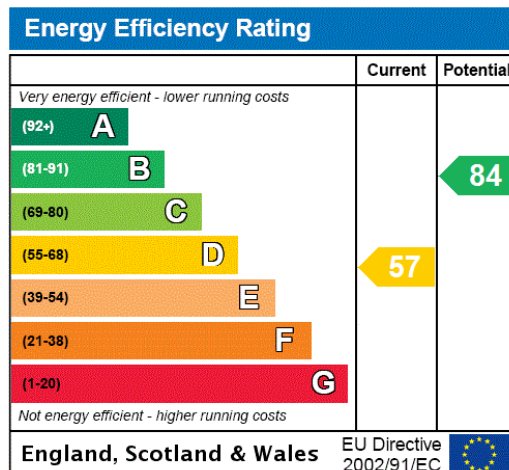


Ground Floor

First Floor

Total Area: 92.7 m<sup>2</sup> ... 998 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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