



27 Old Road, Horton Bank Top, Bradford, BD7 4PE

**** FAR REACHING VIEWS ** EXTENDED KITCHEN ** WELL PRESENTED THROUGHOUT **** Step inside this lovely traditional SEMI DETACHED which offers good size accommodation throughout and briefly comprises: Entrance hallway, lounge, dining room with patio doors leading to rear and good size breakfast kitchen. THREE BEDROOMS to the first floor and modern family bathroom.. Sat on a great size plot with a vast amount of scope for extension (subject to permissions). Benefitting further from GCH, DG, resin drive which allows parking for several cars, store and well kept gardens to the front and rear. Situated in this increasingly popular residential area of Horton Bank Top which is close to many amenities, shops, public transport links and schools. **BOOK YOUR VIEWING TODAY**

£219,950

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ENTRANCE HALLWAY

Stairs leading to first floor

LOUNGE 11'5" x 12'5" (3.48m x 3.78m)

Feature fireplace

DINING ROOM 10'11" x 10'6" (3.33m x 3.2m)

Patio doors leading to the rear garden

KITCHEN 11'8" x 9'8" (3.56m x 2.95m)

Extended to the side, therefore allowing plenty of space with a selection of wall and base units, worktops, sink and drainer. Integrated fridge, plumbing for washer, oven, hob and extractor. Side door and large pantry area

FIRST FLOOR

BEDROOM ONE 11'1" x 10'3" (3.38m x 3.12m)

Fitted bedroom furniture and far reaching views

BEDROOM TWO 11'1" x 10'5" (3.38m x 3.18m)

Fitted bedroom furniture

BEDROOM THREE 7'3" x 6'5" (2.2m x 1.96m)

BATHROOM

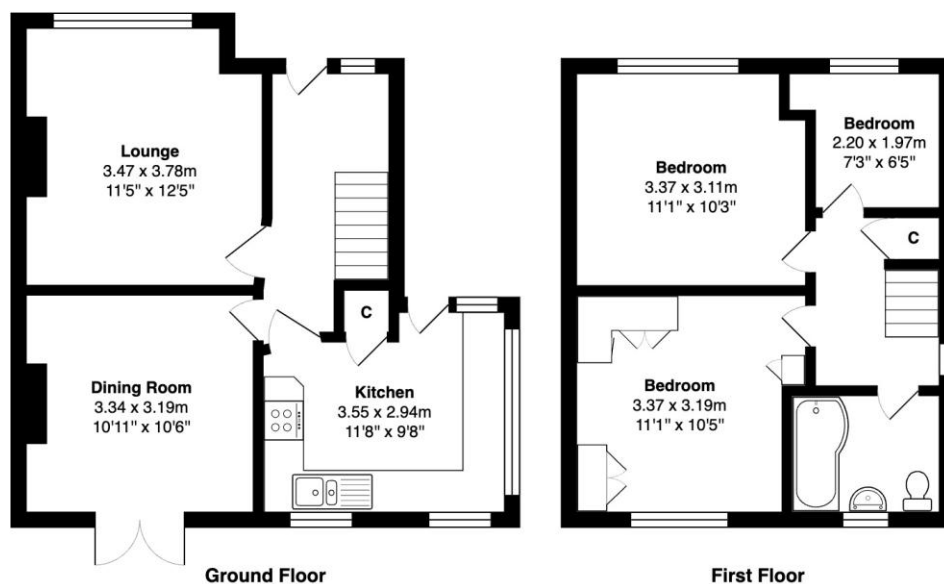
Lovely modern family bathroom suite with vanity style sink, W.C and shaped bath with shower over and screen

OUTSIDE

Sat on an elevated position with steps to the side leading to the property. Good size patio area and mature shrubs to the front. Resin driveway to the side and permanent store. Enclosed gardens to the rear, well stocked with paved and decked seating area

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.





Total Area: 76.0 m² ... 818 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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