



## 59 Speeton Avenue, Horton Bank Top, Bradford, BD7 4NQ

\*\*\* MUST BE VIEWED \*\*\* Semi-detached true bungalow, currently providing TWO BEDROOM, GENEROUSLY SIZED accommodation. The property is very well presented throughout with modern two tone dining kitchen, great size reception room and three piece bathroom. Forming part of this ever popular locality, which offers access to local amenities and is handily placed for further amenities in Wibsey and Clayton Heights/Queensbury. A detailed inspection is essential to fully appreciate, and we urge early arrangement of a viewing to avoid disappointment. Benefits include GCH, DG, low maintenance gardens to front and rear. LARGE LOFT SPACE which has vast potential (subject to permissions) and offroad parking.

£175,000

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### ENTRANCE HALLWAY

With loft access.

### LOUNGE 14' x 12'11" (4.27m x 3.94m)

Good size lounge with dual aspect windows and feature fireplace

### KITCHEN/DINER 20'10" x 9'10" (6.35m x 3m)

modern kitchen diner with an array of wall and base units in a two-tone effect. worktops with sink and drainer, integrated dishwasher, oven, microwave and gas hob. Plumbing for washer. Three windows and door to side allowing plenty of natural light.

### BEDROOM ONE 12'11" x 11'10" (3.94m x 3.6m)

### BEDROOM TWO 12'11" x 9'4" (3.94m x 2.84m)

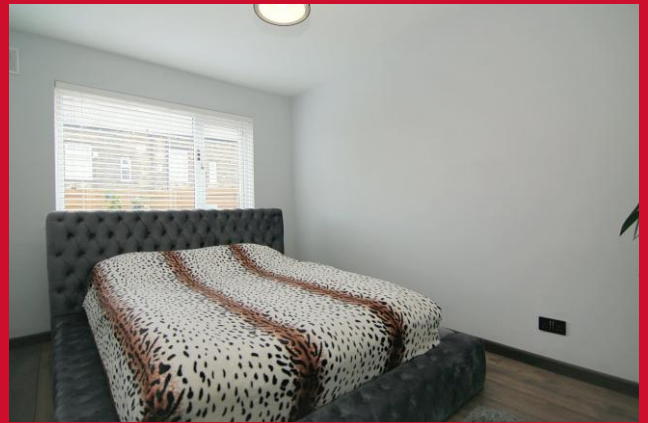
**BATHROOM** Three piece suite

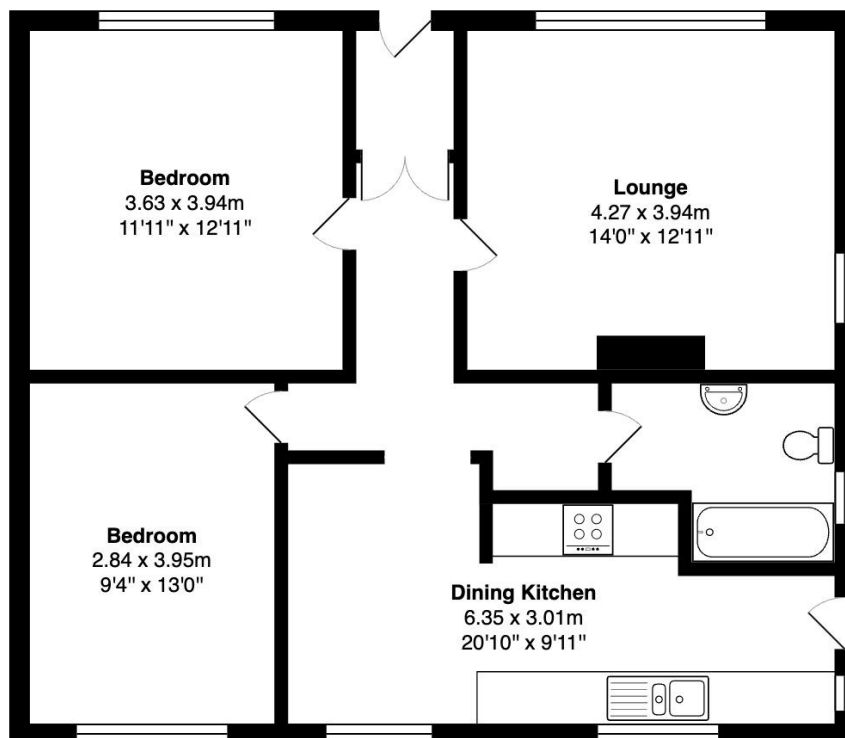
### OUTSIDE

Pleasant gardens to the front with off road parking to the side and patio gardens to the rear.

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**

Total Area: 75.3 m<sup>2</sup> ... 811 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		