



130 Old Road, Horton Bank Top, Bradford, BD7 4ND

**** OFFERED WITH NO CHAIN ** DELIGHTFUL THROUGH TERRACED COTTAGE WITH LARGE GARDENS TO THE REAR ****

Viewing is strongly advised for this characterful terraced property situated within the Horton Bank Top part of BD7. Ideal for many amenities and transport links to neighbouring villages. Briefly comprising: entrance hall, good size reception room and dining kitchen with keeping cellar. TWO DOUBLE BEDROOMS and wet room. Externally, are pleasant gardens to the front and good size, well stocked gardens to the rear. An ideal purchase for first time buyers or those looking to downsize.

£155,000

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ENTRANCE HALL

Stairs leading to the first floor

LOUNGE 15'11" x 18'7" (4.85m x 5.66m)

Good size lounge/dining area with feature fireplace. Exposed feature beams

DINING KITCHEN 15'11" x 10'3" (4.85m x 3.12m)

Pleasant outlook over the gardens. A selection of wall and base units, worktops with sink and drainer. Oven hob and extractor, plumbing for washer

BASEMENT

Keeping cellar

FIRST FLOOR

Landing area with useful store cupboard

BEDROOM ONE 15'11" x 10'5" max (4.85m x 3.18m max)

Master bedroom with two windows allowing plenty of natural light. Cast iron effect fire place

BEDROOM TWO 10' x 8'9" (3.05m x 2.67m)

Fitted wardrobes

WETROOM

Recently installed, fully tiled with sink and W.C

OUTSIDE

Garden to the front. Lovely gardens to the rear with patio seating area continuing down with mature shrub screening and lawns

TITLE DISCLAIMER

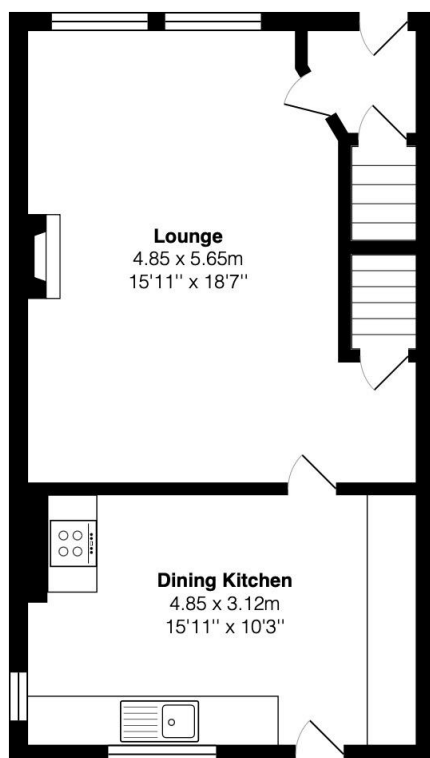
This property is registered. The title plan information should be verified by your solicitor prior to proceeding with any purchase as it holds two titles

BUYER DISCLAIMER

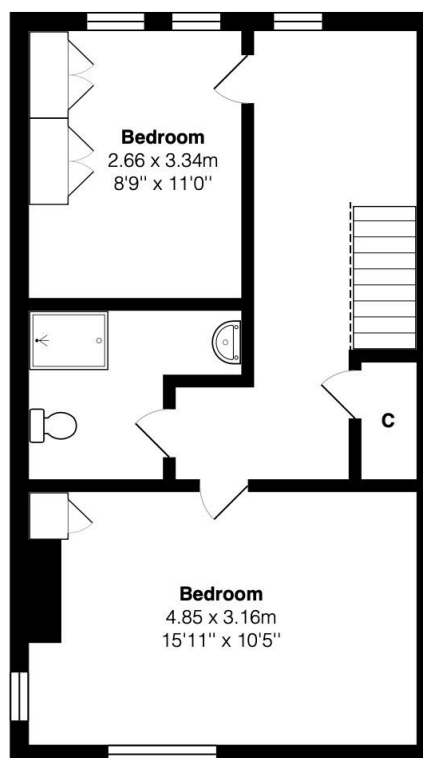
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

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: 86.8 m² ... 934 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		