



55 Pickles Lane, Horton Bank Top, Bradford, BD7 4DN

**** SPACIOUS INNER TOWN HOUSE ** POPULAR RESIDENTIAL LOCATION ** POTENTIAL TO CREATE ADDITIONAL ACCOMMODATION** (subject to permissions). Viewing is strongly advised for **THREE BEDROOM** inner town house, benefitting further from a good size lounge, dining kitchen, GCH DG pleasant gardens to front and rear plus **OFF ROAD PARKING**. Close to many amenities, schools and commute to city centre we feel this is an ideal purchase for First time buyers/young families and strongly urge early arrangement of viewing.

£165,000

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ENTRANCE WAY

Stairs to first floor. Understair cupboard

KITCHEN 13'6" x 8'4" (4.11m x 2.54m)

Fitted kitchen selection of base and wall units, worktops, sink and drainer, plumbing for washer

LOUNGE 14'8" x 11'7" (4.47m x 3.53m)

Gas fire

FIRST FLOOR

BEDROOM ONE 14'1" x 11'4" (4.3m x 3.45m)

Fitted wardrobes

BEDROOM TWO 8'6" (2.6) x 8' (2.44) plus robes

Fitted wardrobes

BEDROOM THREE 6'5" (1.96) x 6' (1.83) plus recess

Loft access

BATHROOM/WC

Coloured 3 piece suite, shower over bath

LARGE LOFT AREA

For conversion. Subject to planning permission

OUTSIDE

Gardens to front with off road parking. Pleasant garden to rear

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.



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

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