



60 Speeton Avenue, Horton Bank Top, Bradford, BD7 4NQ
£495,000

STUNNING PERIOD DETACHED RESIDENCE SET WITHIN GENEROUS PRIVATE GROUNDS – DEVELOPMENT POTENTIAL SUBJECT TO PLANNING

Occupying an impressive plot and set well back from the road behind mature shrubbery and established screening, this substantial four-bedroom detached residence offers exceptional privacy, character and exciting future potential. Rarely does an opportunity of this calibre come to market, combining charming period features with extensive outdoor space and possible development opportunities, subject to the relevant permissions.

Internally, the property boasts spacious and versatile accommodation throughout, briefly comprising an inviting reception hallway, two generous reception rooms, two ground floor bedrooms, one currently utilised as an office, and utility/cloakroom leading to shower room. The heart of the home is the spacious dining kitchen. To the first floor are two double bedrooms, one with a dressing room adjacent, study room and a four-piece family bathroom suite.

Externally, the property continues to impress with extensive mature grounds offering ample parking and a substantial permanent-built garage/workshop, providing excellent storage or further potential for a variety of uses.

A truly unique and rarely available property with enormous scope and character, early viewing is highly recommended to fully appreciate everything on offer.



Entrance Vestibule

Leading into hall through decorative French doors

Entrance Hall

Welcoming reception hall with stunning central dome. Decorative part panelled walls with picture rail shelving, decorative fireplace and vintage radiator

Lounge 11'11" x 12' (3.63m x 3.66m)

Stunning feature fireplace being the focal part of the room and ornate circular stained glass window

Sitting Room 11'6" x 11'8" (3.5m x 3.56m)

Another good size reception room with feature fireplace and open stairs leading to the first floor

Shower Room

Access through the utility area with corner shower cubicle, sink and W.C

Ground Floor Bedroom/Office 10' x 6' (3.05m x 1.83m)

Currently utilised as a home office

Ground Floor Bedroom 10' x 11'6" (3.05m x 3.5m)

Ideal for guests or relatives requiring one level access

Dining Kitchen 19'8" x 12'3" (6m x 3.73m)

Large 'country style' dining kitchen with an array of wall and base units, worktops, range cooker, and extractor. Integrated appliances to include fridge freezer, dish washer, and washing machine. French doors giving a pleasant outlook over the rear gardens, plus additional stable door opening out to the patio area







First Floor

Landing area with walk in store and eave storage

Bedroom One 11'5" x 9'2" (3.48m x 2.8m)

Good size master bedroom with attached dressing room

Dressing Room

Bedroom Two 10'1" x 8'8" (3.07m x 2.64m)

To include wardrobe

Study 8'1" x 4'10" (2.46m x 1.47m)

Currently utilised as a store room

Bathroom 11'6" x 8'3" (3.5m x 2.51m)

Vintage style bathroom suite with roll top bath, sink, bidet and W.C

Outside

This space can only be appreciated on viewing. The private grounds are set back with plenty of mature shrub screening allowing privacy from the main road. Double gated access leads to a generous driveway, permanent built detached garage and workshop. The rear grounds just keeps on giving with lawn, seating areas, flower beds, greenhouse and so much more. The area also lends itself to further development (subject to the relevant permissions)

Garage 9' x 15'1" (2.74m x 4.6m)

Workshop 9' x 5'8" (2.74m x 1.73m)

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.

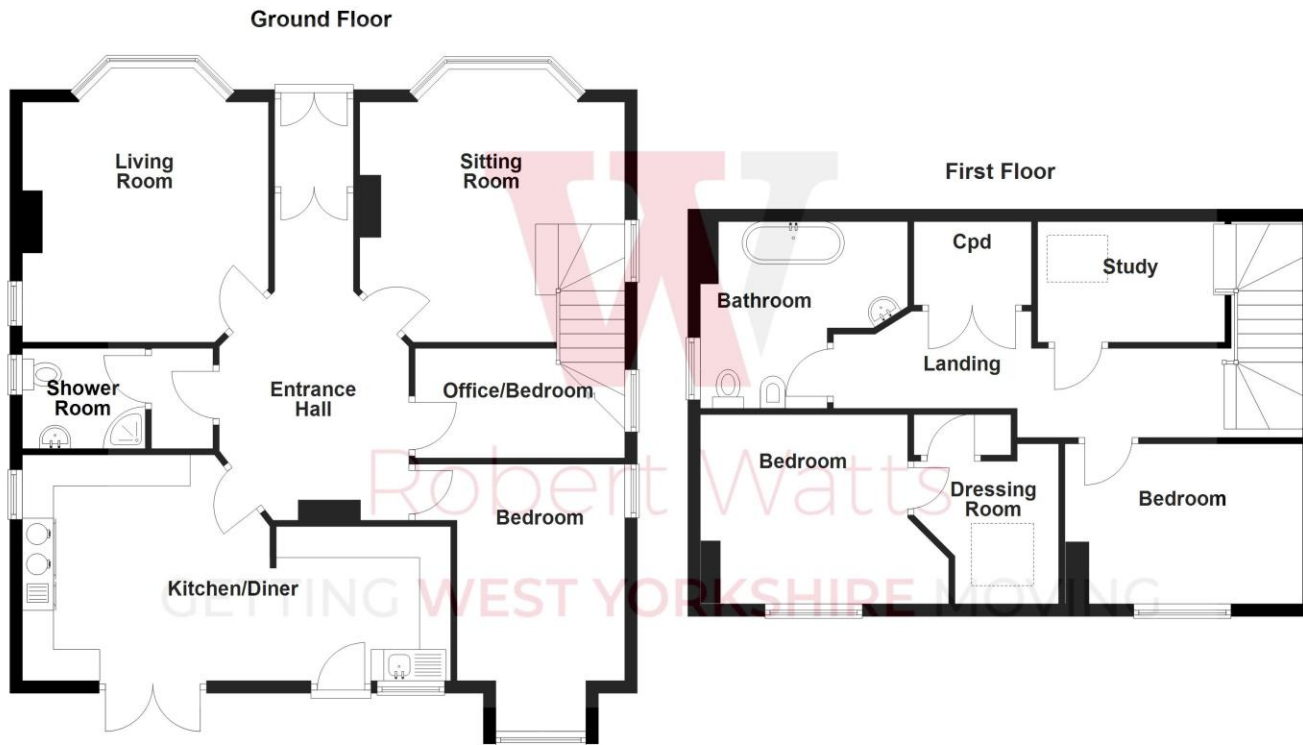
Please Note

Our client has an outlined drawing for an additional detached dwelling within the grounds. Further details available on request

IMPORTANT NOTICE

These particulars have been prepared in good faith and are for guidance only. They are intended to give a fair description of the property, but do not constitute part of an offer or form any part of a contract. The photographs show only certain parts and aspects as at the time they were taken. We have not carried out a survey on the property, nor have we tested the services, appliances or any specific fittings. Any areas,

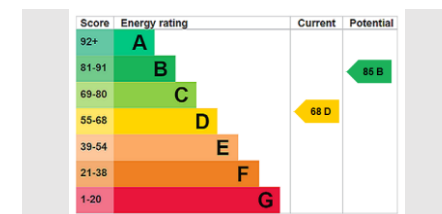




AGENTS NOTES:

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.



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