



54 Speeton Avenue, Horton Bank Top, Bradford, BD7 4NQ

**** SIMPLY MUST BE VIEWED ** GREAT KERB APPEAL ** LARGE GARDENS TO FRONT AND REAR ** VAST AMOUNT OF SCOPE FOR EXTENSION **** Only upon internal inspection will this well appointed property be fully appreciated. TRADITIONAL SEMI DETACHED offers family sized accommodation throughout. Briefly comprising: Porch leading to entrance hallway, lounge, dining room and kitchen to the ground floor. THREE GOOD SIZE BEDROOMS and family bathroom to the first floor. Sat on an enviable plot with off road parking leads to the block paved area and driveway that has parking for SEVERAL CARS leading to a detached oversize garage. The grounds to the rear are ideal for family entertainment with seating areas, lawns and additional raised beds to the rear. Horton Bank Top is a well sought after residential area, ideal for schools, commute to neighbouring villages plus town centre and many amenities close by!

Offers Over £275,000

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

Feature fireplace housing an open fireplace

DINING ROOM 12'11" x 11' (3.94m x 3.35m)

Features an open fireplace and French doors to the rear

KITCHEN 8' x 6' (2.44m x 1.83m)

Traditional kitchen with wall and base units. Tiled splashback and plumbing for washer

LANDING Loft access

BEDROOM ONE 12'3" x 11'11" (3.73m x 3.63m)

BEDROOM TWO 12'7" x 11'11" (3.84m x 3.63m)

Wardrobes to alcoves

BEDROOM THREE 8' x 6' (2.44m x 1.83m)

BATHROOM 7' x 6' (2.13m x 1.83m)

Three piece coloured suite. Part tiled walls

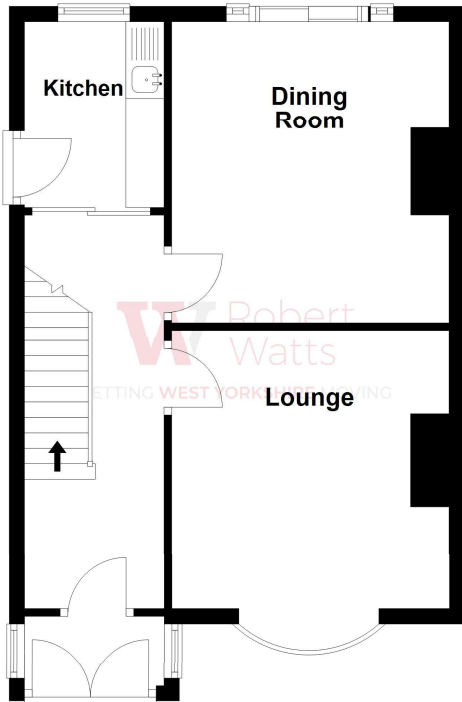
OUTSIDE Garden to the front with driveway for several cars and garage. Large garden to the rear, a great space for family entertainment with lawn area, mature shrubs and greenhouse

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.

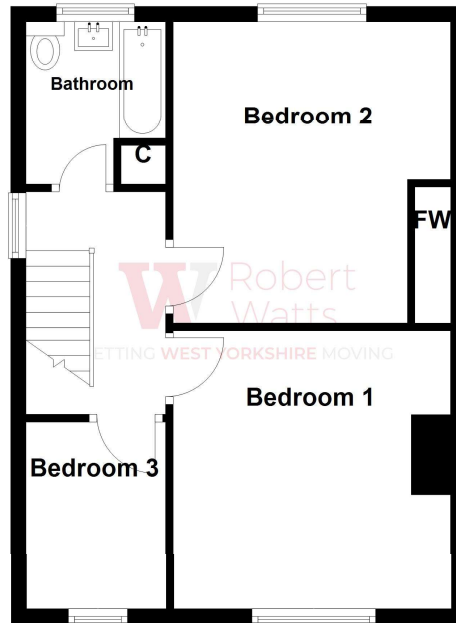
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance 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



54 Speeton Avenue

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

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