



## 20 Beldon Park Avenue, Horton Bank Top, Bradford, BD7 4LB

**\*\* DELIGHTFUL FAMILY HOME \*\* WELL PRESENTED THROUGHOUT \*\* CUL DE SAC LOCATION \*\*  
POTENTIAL FOR EXTENSION \*\***

Step inside this well maintained and 'cared for' family home. Situated within this sought after part of BD7 which is ideal for many amenities, schools and commute. The property briefly comprises: entrance hallway, lounge, dining room and good size kitchen. THREE FIRST FLOOR BEDROOMS and family bathroom. Benefitting further from GCH, DG and alarm, the external space is also generous in size. Large lawned gardens to the front with driveway leading to a detached garage. Pleasant gardens to the rear, mainly laid to lawn with mature shrubs and seating area. Viewing is strongly advised to fully appreciate.

**£230,000**

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## **ENTRANCE HALLWAY**

With open stairs leading to first floor, fitted coat cupboard and under stair store

## **LOUNGE 11'1" x 14' (3.38m x 4.27m)**

Modern fireplace and arched French doors opening through to the dining area

## **DINING ROOM 10'6" x 9'7" (3.2m x 2.92m)**

Patio doors opening through to the rear garden seating area

## **KITCHEN 10'6" x 9'7" (3.2m x 2.92m)**

Fitted kitchen with an array of wall and base units, worktops with sink and drainer. Double eye level oven with separate hob and extractor. Plumbing for washer

## **FIRST FLOOR**

Landing area with loft access

## **BEDROOM ONE 11'1" x 13' max (3.38m x 3.96m max)**

Wall to wall fitted sliding door wardrobes

## **BEDROOM TWO 11'5" x 9'6" (3.48m x 2.9m)**

Good size double bedroom

## **BEDROOM THREE 9'11" max x 6'5" (3.02m max x 1.96m)**

Over stair store cupboard

## **FAMILY BATHROOM**

Three piece suite with shower over panelled bath, sink and W.C

## **OUTSIDE**

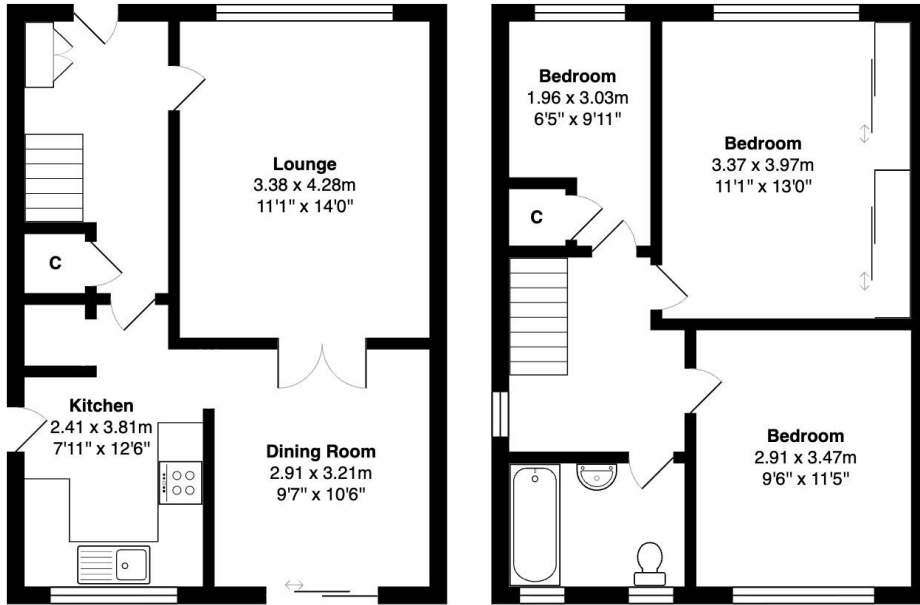
Sat on a lovely plot with dry stone wall boundary. Large lawned gardens to the front with driveway, allowing parking for several cars leading to a detached garage. Gardens to the rear with mature shrubs and seating area

## **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: 83.6 m<sup>2</sup> ... 899 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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