



60 Jer Lane, Horton Bank Top, Bradford, BD7 4NP

**** OFFERED WITH NO CHAIN ** GREAT FIRST TIME PURCHASE/YOUNG FAMILY HOME ****

Viewing is strongly advised for this stone built through terraced property briefly comprising: Entrance vestibule, lounge, kitchen, rear porch. Two bedrooms and family bathroom to the first floor plus an overall attic bedroom three. Tastefully decorated throughout and benefitting further from GCH and DG. Externally, are pleasant low maintenance gardens to front, garden area to rear with decking and Astro Turf lawn.

Well placed for many amenities, schools, public transport links and motorway network.

£140,000

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ENTRANCE

Direct into the lounge

LOUNGE 14'3" x 13'3" (4.34m x 4.04m)

Impressive room with platform floor and wall mounted electric fire

KITCHEN 10'2" x 7'9" (3.1m x 2.36m)

Fitted kitchen with wall and base units, worktops, sink and drainer. Oven hob and extractor. Access to cellar

CELLAR

Power and light. Useful store area

REAR PORCH

Utilised as utility

FIRST FLOOR

BEDROOM ONE 12'3" x 7'9" (3.73m x 2.36m)

Fitted mirror door wardrobes

BEDROOM TWO 9'8" x 7'10" (2.95m x 2.4m)

BATHROOM

Modern bathroom with shower over panelled bath and screen. Vanity style sink and W.C

ATTIC ROOM 13'11" (4.24) x 13'3" (4.04) approx measurements

Overall attic room with Velux window

OUTSIDE

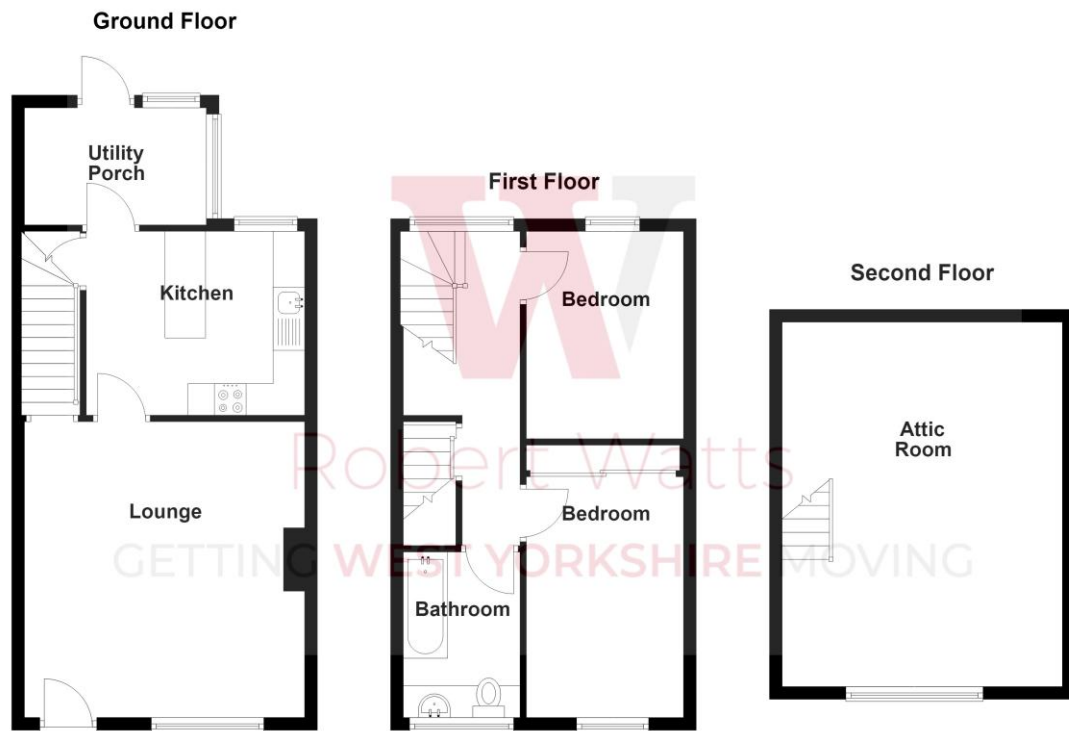
Paved area to the front. Pleasant gardens to the rear with decking and Astro Turf. A lovely space for entertaining

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		
69-80	C		
55-68	D	67 D	77 C
39-54	E		
21-38	F		
1-20	G		

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