



**WATTS & CO**  
PROPERTY DONE PROPERLY



**Old Road**

Horton Bank Top, Bradford BD7 4ND

**£289,950**



# Property Features

- Family Home With Annex
- Three Bedrooms To Main Accommodation
- Two Bedrooms To The Annex
- Ample Parking
- Amazing Views
- Balcony
- Spiral Staircase
- Perfect For Large Family
- Finished To A Beautiful Standard Throughout

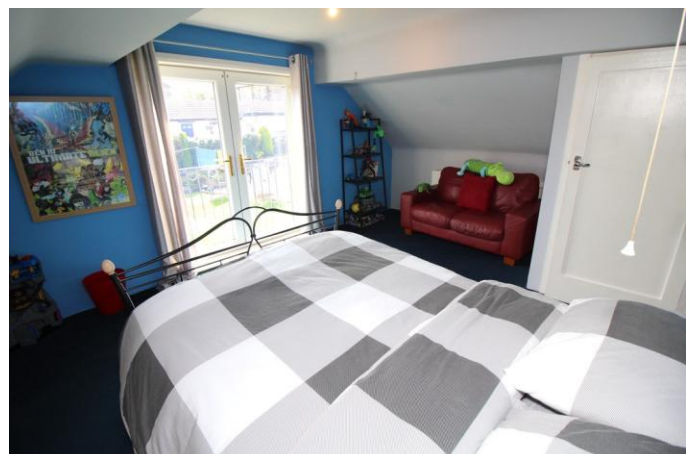
## Full Description

Watts & Co are pleased to welcome to the market this **FANTASTICALLY SIZED FAMILY HOME** with a **GRANNY ANNEX** and a fabulously sized **GARDEN!** The property is **TUCKED AWAY** from the main road and the most **AMAZING VIEWS** across the city. In the main residence there are **THREE BEDROOMS** one of which is led by the **SPIRAL STAIRCASE** with an **EN SUITE** shower room and plenty of large storage cupboards which have the **POTENTIAL** to make another bedroom subject to the correct planning. The main house also has **TWO GOOD SIZED RECEPTION ROOMS** and a downstairs house bathroom.

The **ANNEX** would make a **FANTASTIC** residence for either a granny flat or for older children. The annex is **QUIRKY** with the living room on ground floor with french doors leading to the **BALCONY** with the most **AMAZING VIEWS**. The lower ground floor has a **GOOD SIZED DINING KITCHEN**, a good sized house bathroom and **TWO BEDROOMS**. This property would make a fantastic **FAMILY HOME** with **BAGS OF ROOM** for all your family needs.

### DESCRIPTION OF THE PROPERTY

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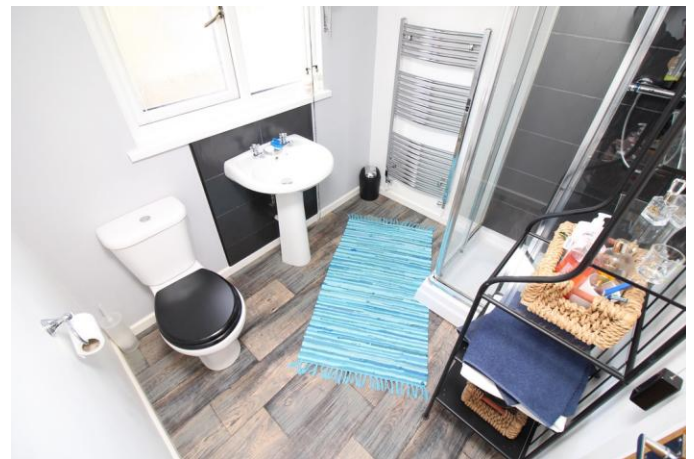
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## MAIN HOUSE

### ENTRANCE HALL

The entrance hall is situated to the front of the property and briefly comprises of; a uPVC door, a gas central heating radiator, an alarm panel and a spiral staircase leading to the first floor.



### LIVING ROOM

11' 3" x 11' 3" (3.44m x 3.44m)

The living room briefly comprises of; double glazed french doors facing to the front of the property and a gas central heating radiator.



### KITCHEN

10' 7" x 8' 3" (3.23m x 2.54m)

The fitted kitchen briefly comprises of; a range of wall and base units with complimentary work surface, a stainless steel sink and drainer unit, space for an automatic washing machine, integral dishwasher, a fan assisted electric oven and gas hob, a gas central heating radiator, splash back tiling and the central heating boiler.

### SECOND RECEPTION ROOM

14' 6" x 11' 10" (4.44m x 3.62m)

The second reception room briefly comprises of; french double glazed doors leading to the balcony over looking for views, an electric fire and surround and a gas central heating radiator.



### BEDROOM ONE

10' 8" x 12' 0" (3.26m x 3.67m)

The master bedroom is situated on the ground floor

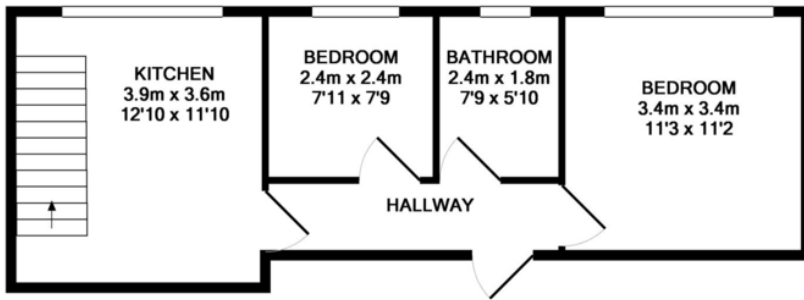




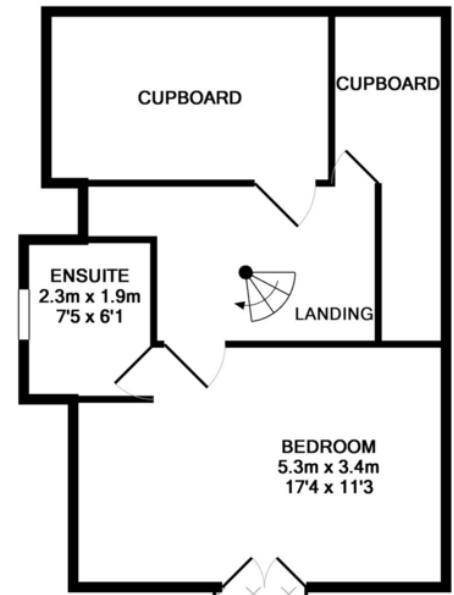




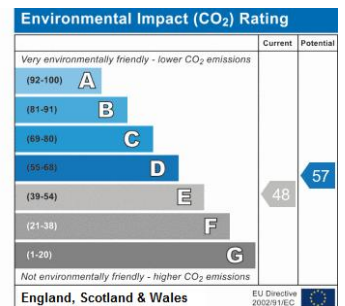
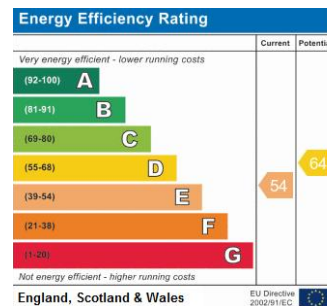
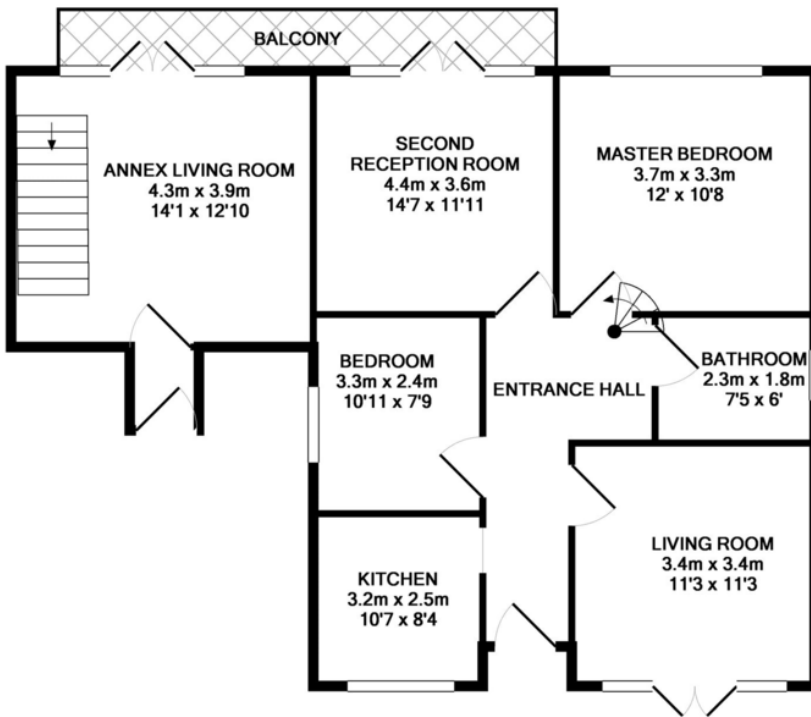




LOWER GROUND FLOOR  
APPROX. FLOOR  
AREA 40.5 SQ.M.  
(436 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 45.4 SQ.M.  
(489 SQ.FT.)



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements