



10 Speeton Grove, Bradford

Bradford

Offers Over £325,000

Luxurious EXTENDED SEMI-DETACHED home in sought-after Horton Bank Top location. Features HIGH QUALITY FIXTURES, TWO RECEPTION ROOMS, FOUR BEDROOMS & THREE BATHROOMS! An EV car charging port, stylish rear garden with decking, lawn, bespoke bar, and modernised garage. A unique blend of elegance and functionality for luxury living.

Council Tax band: C

Tenure: Freehold

- *** VIRTUAL TOUR *** VIEW THIS STUNNING HOME NOW!
- EXTENDED SEMI-DETACHED HOME
- CUL-DE-SAC
- HIGH QUALITY FIXTURES & FITTINGS
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- BREAKFAST KITCHEN
- POPULAR HORTON BANK TOP LOCATION
- EV CAR CHARGING PORT
- THREE BATHROOMS & WC

Hallway

Giving access to the lounge, kitchen and first floor landing. Further benefitting from solid oak wood flooring and gas central heating.

Lounge

14' 10" x 13' 0" (4.53m x 3.96m)

The lounge features a bay window, which allows for ample natural light to fill the space. It benefits from gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment





Dining kitchen

19' 2" x 9' 11" (5.85m x 3.03m)

The kitchen is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of solid wood workspace available. You will also find a convenient Belfast sink, a Rangemaster style cooker, as well as the added comfort of gas central heating, double glazing and solid oak wood flooring.

Dining room

13' 7" x 9' 0" (4.15m x 2.74m)

The Dining room is adorned with elegant Bi-folding doors that open up to provide access to the beautiful rear garden, stunning solid oak wood feature beams. Additionally, this room is equipped with the convenience of gas central heating and the added comfort of two Velux double glazed windows.

Utility room

6' 5" x 6' 0" (1.96m x 1.84m)

The utility room is equipped with a variety of wall and base units, providing ample storage space. Additionally, there is a generous amount of solid oak wood workspace available. The room is already plumbed for an automatic washing machine and a condensing dryer, making laundry a breeze. Furthermore, the utility room features gas central heating and double glazing, ensuring a comfortable and energy-efficient environment.

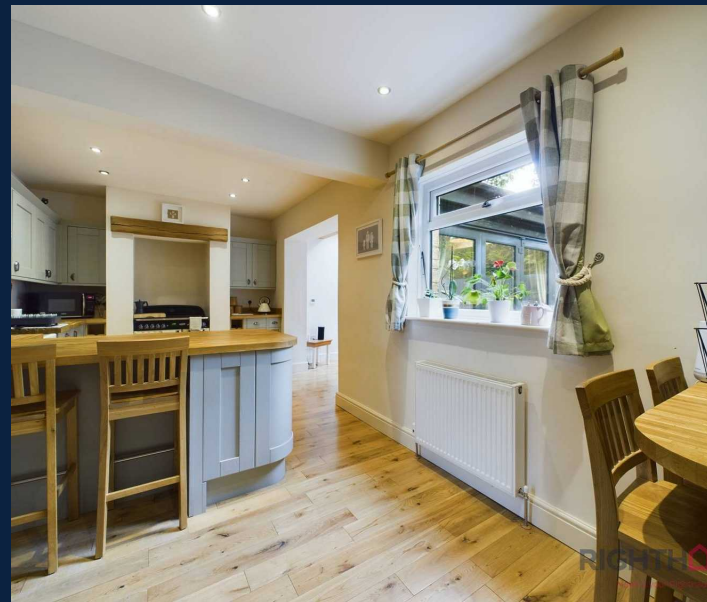
Wc

5' 5" x 3' 3" (1.64m x 0.98m)

The part tiled W.C. consists of a 2 piece suite, which includes a low level W.C. and a pedestal hand basin. Additionally, it benefits from gas central heating and double glazing.

Stairs and landing

The landing gives access to three of the bedrooms, the house bathroom and second floor landing.





Master bedroom

15' 9" x 11' 9" (4.79m x 3.58m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Walk in wardrobe

12' 6" x 4' 3" (3.82m x 1.30m)

This room has been fitted with bespoke wardrobes, drawers and storage for shoes etc and offers the perfect walk in wardrobes space. Further benefitting from gas central heating and double glazing.

Ensuite bathroom

6' 11" x 6' 6" (2.12m x 1.99m)

The ensuite bathroom is tastefully adorned with elegant honed, polished Limestone tiles to the walls and floor, creating a visually pleasing and safe atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious freestanding bath, perfect for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of underfloor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.



Bedroom 2

11' 0" x 10' 0" (3.35m x 3.05m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bedroom 3

1220' 6" x 11' 0" (372.00m x 3.36m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Family bathroom

8' 3" x 6' 8" (2.52m x 2.02m)

The family bathroom is partially tiled with 18mm polished black granite tiles and feature a 3-piece suite, which includes a panelled bath with jacuzzi spa jets plus integrated shower unit which is wholly enclosed, with rain head and several further jets, a low level W.C., a pedestal hand basin, and a shower over the bath. Additionally, this bathroom offers the convenience of underfloor heating and double glazing.

Stairs and landing

Giving access to the fourth bedroom and bathroom.

Bedroom 4

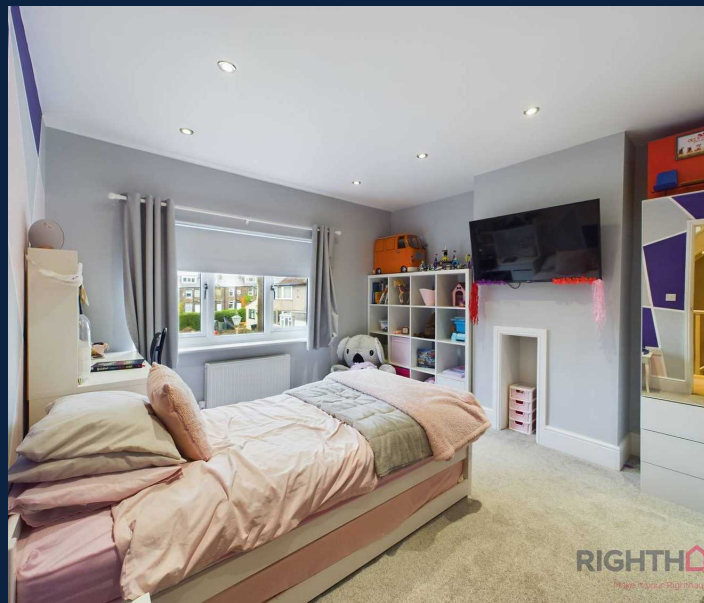
14' 7" x 13' 2" (4.44m x 4.01m)

The bedroom is beautifully adorned with modern decor and flooring, which adds a touch of elegance to the space. Additionally, you will be pleased to know that it benefits from the convenience of gas central heating and the added comfort of double glazing.

Bathroom

12' 0" x 6' 3" (3.65m x 1.90m)

The family bathroom is partially tiled with the fully tiled floor featuring 18mm honed Monaco white limestone and a 3-piece suite, which includes a freestanding bath, a low level W.C. and a pedestal hand basin. Additionally, this bathroom offers the convenience of underfloor heating and double glazing.



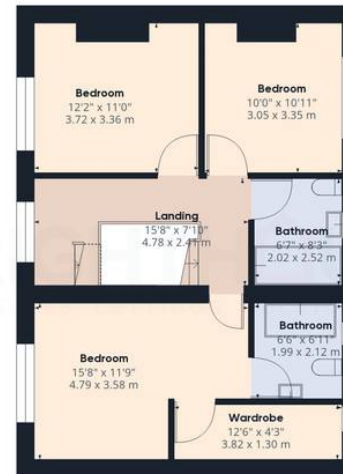
DRIVEWAY

6 Parking Spaces





Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾

1788.64 ft²

166.17 m²

Balconies and terraces

238.21 ft²

22.13 m²

Reduced headroom

84.82 ft²

7.88 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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