



46 Old Road, Bradford, BD7 4PE

£180,000

- IMPRESSIVE THREE BEDROOM END TERRACE
- WELL PRESENTED THROUGHOUT
- LARGE LOFT OFFERING POTENTIAL
- CLOSE TO LOCAL AMENITIES
- CELLAR STORAGE SPACE
- DECEPTIVELY SPACIOUS
- BATHROOM & ENSUITE
- ELEVATED POSITION WITH VIEWS
- LARGE REAR GARDEN
- EARLY VIEWING ADVISED

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**** SPACIOUS END TERRACE PROPERTY ** WELL PRESENTED THROUGHOUT ** EN-SUITE SHOWER ROOM ** LARGE LIVING/DINING KITCHEN ** WELL PROPORTIONED REAR GARDEN **** This impressive family home on Old Road at Horton Bank Top offers sizeable accommodation and open views across Bradford. Located in a quiet position and enjoying gardens to the front and a larger rear garden, with accommodation over two floors. Briefly comprising of a good size entrance hall, lounge, spacious dining kitchen with room for a large dining table & chairs and a sitting area, cellars, three first floor bedrooms, one with an ensuite and a family bathroom. There is also a large attic space with further potential. Offering a good degree of privacy and an elevated position. Early viewing is advised.



Council Tax Band: B



Porch

UPVC front door, window and an inner door to the hallway.

Hallway

A well proportioned hall with stairs off to the first floor, grey wood effect laminate flooring, central heating radiator and doors to the lounge and kitchen.

Lounge

Bay window to the front elevation, modern fire place with a pebble style electric fire and a central heating radiator.

Kitchen-Diner

A spacious kitchen with ample space for a dining table and chairs, sitting area and a utility area. Fitted with a range of base and wall cabinets, ample work surface space and splash-back wall tiling. Integrated electric oven, gas hob and an extractor above. Plumbing for a dishwasher, washing machine and space for a tumble dryer. There are windows to the rear and side elevations, door to the cellar and a door to the rear garden.

Cellar

Two useful cellar rooms providing further storage and housing a new combi central heating boiler that the vendor informs us was replaced last year.

First Floor

An 'L' shaped landing with a window to the side affording lovely open views and access to the loft space via a drop-down ladder. Doors off to the bedrooms and bathroom.

Loft

A large loft space with very good head height, spanning the full footprint of the property. A Velux roof window has already been fitted. Part boarded floor and is accessed via a modern drop-down ladder from the landing.

Bedroom One

Windows to the front and side elevations and a central heating radiator.

Bedroom Two

Window to the rear elevation, central heating radiator and a door to an ensuite shower room.

Ensuite

A modern shower room with aqua-board walls, corner shower cubicle with mains fed shower, pedestal washbasin and a low flush WC.

Bedroom Three

Window to the front elevation and a central heating radiator.

Bathroom

Family bathroom comprising of a panelled shower with a mains fed shower over, pedestal washbasin and a low flush WC. Fitted cupboard, open shelving, aqua-board walls and a window to the side elevation.

External

To the front of the property is an enclosed low maintenance garden with fencing and gate. A grassed driveway to the side of the property leads to the rear. Directly behind the house is an enclosed patio garden with fenced boundary & gate and beyond this is a further larger garden space with lawn, flowerbeds and mature shrubs & trees. This area could be adapted for off-road parking or perhaps garaging.

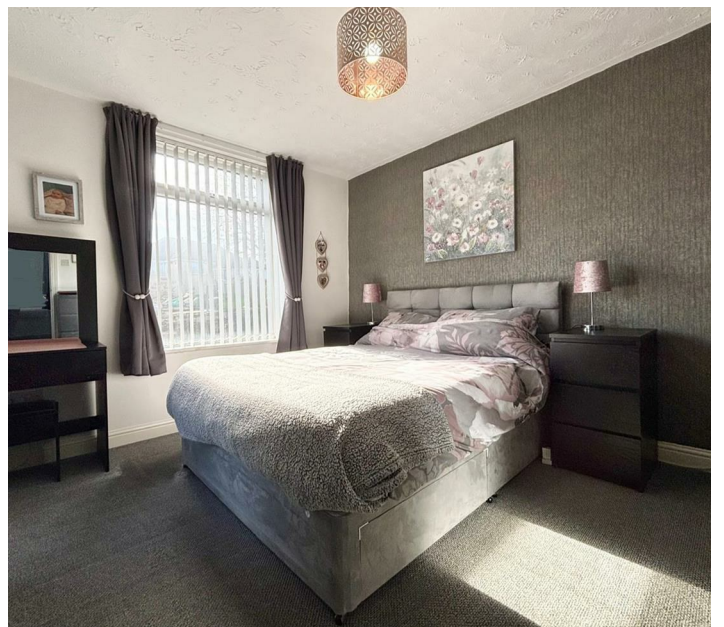
Premium Conveyancing

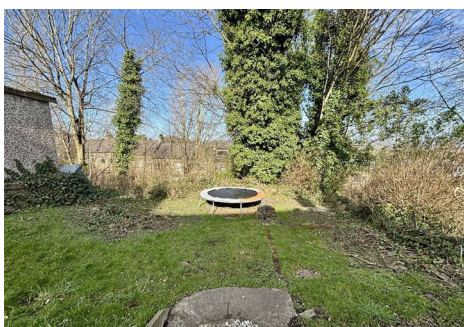
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

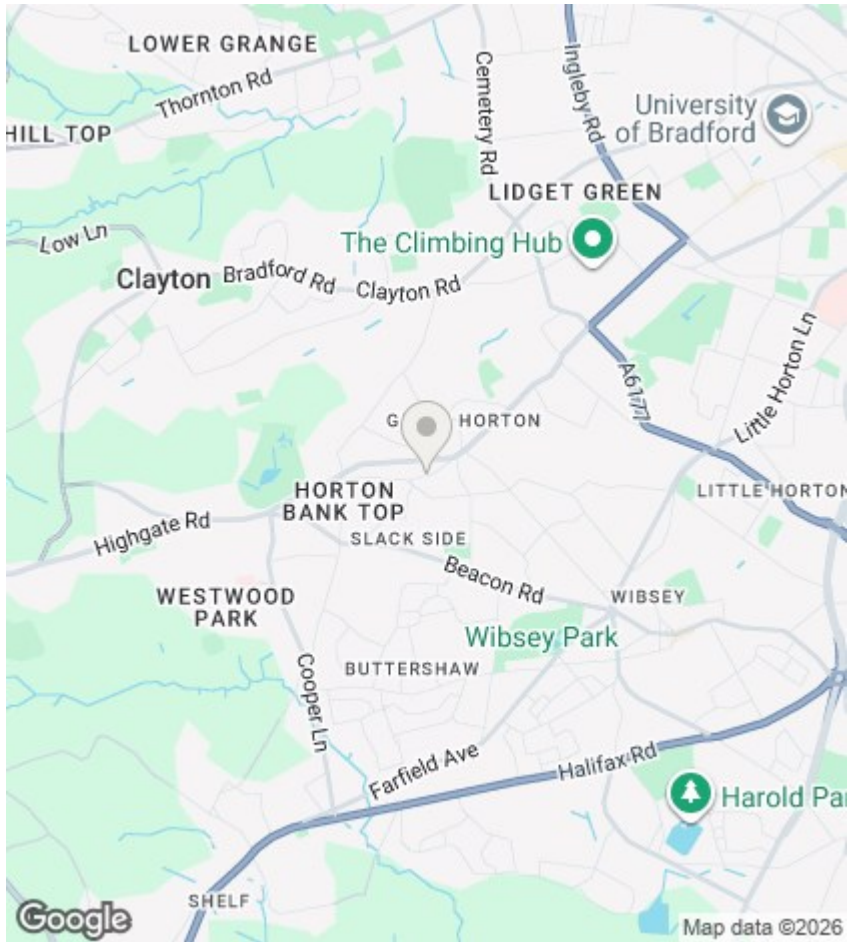
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







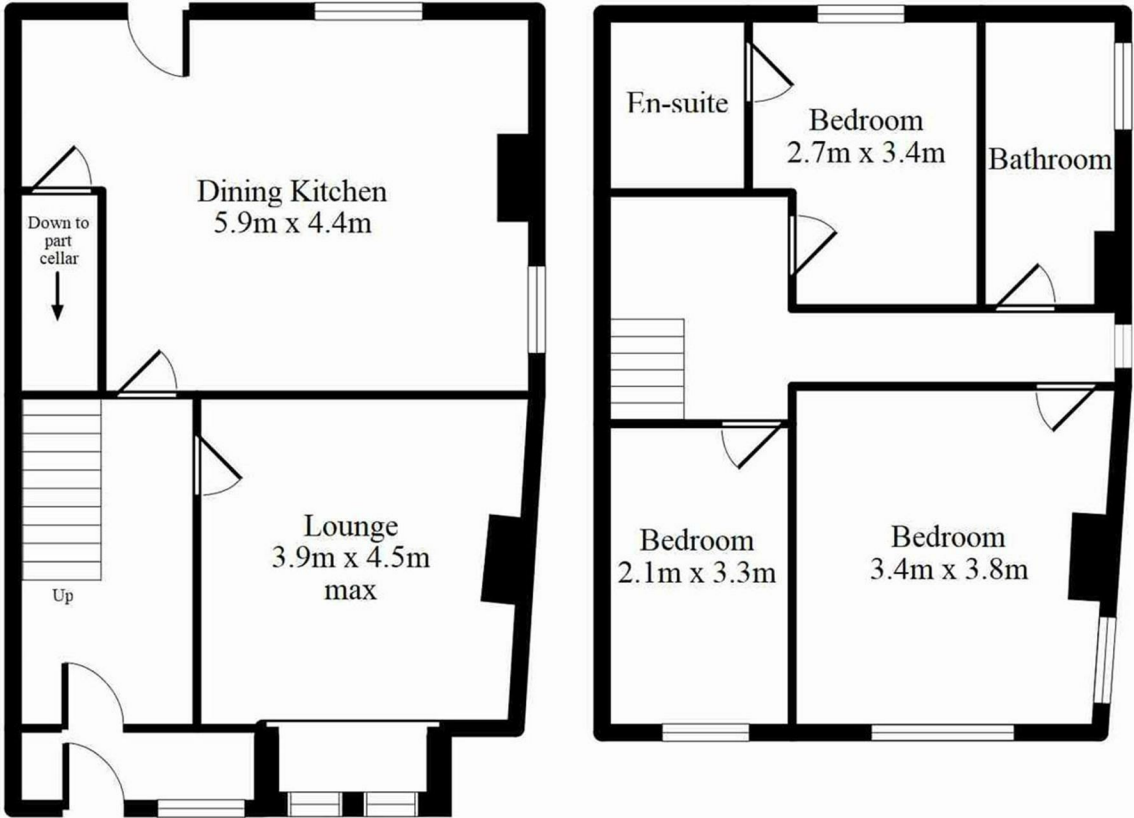
Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating: D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS2026