



175 Old Road, Bradford, BD7 4NF

£150,000

- MODERN TWO BEDROOM SEMI DETACHED
- SINGLE GARAGE
- * CHAIN FREE *
- LOCAL SHOPS IN WALKING DISTANCE
- GAS CH & UPVC DG
- OFF-ROAD PARKING
- TWO DOUBLE BEDROOMS
- CLOSE TO TRANSPORT LINKS
- WELL PRESENTED
- ENERGY RATING 'C' & COUNCIL TAX BAND B

175 Old Road, Bradford BD7 4NF

**** TWO BEDROOM SEMI DETACHED ** DRIVEWAY, GARAGE & GARDENS ** TWO DOUBLE BEDROOMS**
**** POPULAR LOCATION ** CHAIN FREE **** Bronte Estates are pleased to list for sale this attractive semi detached property on Old Road at Horton Bank Top in Bradford. Situated close to bus routes in to Halifax & Bradford and within easy reach of local schools and supermarkets. To the ground floor is a side entrance hall, a well proportioned living room and a dining kitchen with French doors to the rear garden. To the first floor are two double bedrooms and the bathroom. Externally the property enjoys off-road parking, a single garage and gardens to the front and rear. An ideal first time buy or perhaps for those down-sizing. Arrange your viewing now!



Council Tax Band: B



Living Room

14'7 x 14'7

Side entrance door, stairs to the first floor, windows to the front and side elevations and a central heating radiator.

Dining Kitchen

14'9 x 8'7

Fitted kitchen with a range of base and wall cabinets, work surfaces over and splashback wall tiling. Stainless steel sink & drainer, plumbing for a washing machine, plus an integrated electric oven, hob and extractor over. French doors with side windows leading to the rear garden.

First Floor

Landing area with a window to the side elevation and doors off to the bedrooms and bathroom.

Bedroom One

14'7 x 11'8

Two double fitted wardrobes and a built-in dressing table, window to the front elevation and a central heating radiator.

Bedroom Two

11'1 x 8'4

A second double bedroom with a window to the rear elevation and a central heating radiator.

Bathroom

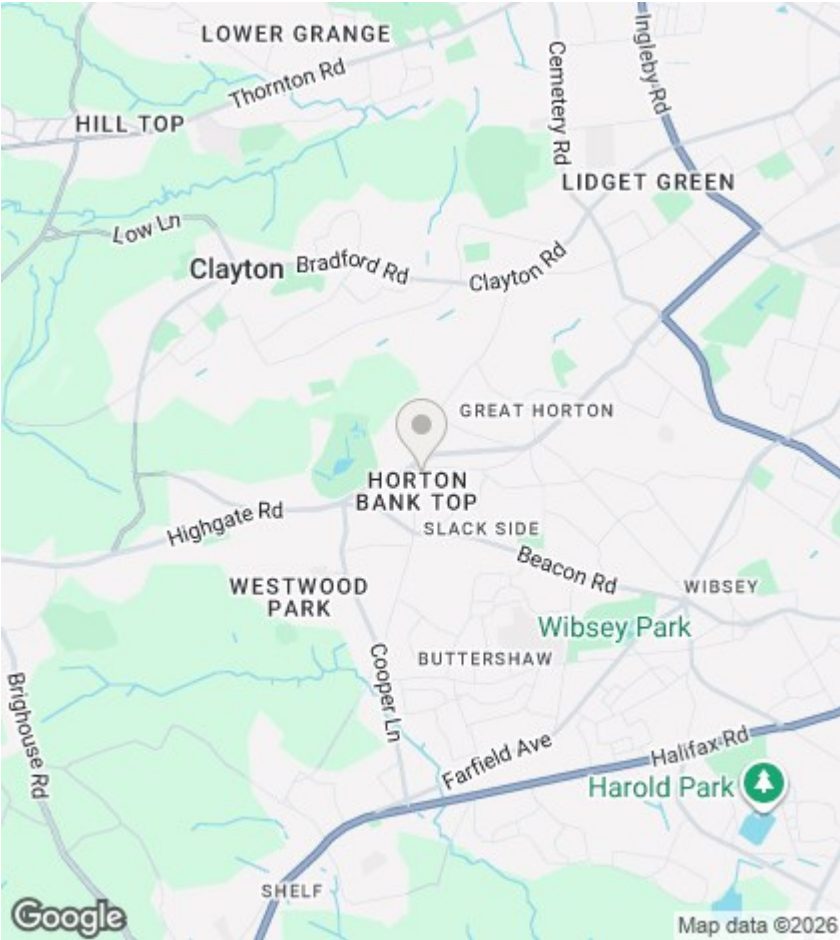
A fully tiled bathroom comprising of a panelled bath with shower tap attachment, pedestal wash basin and a low flush WC. Window to the rear elevation.

External

To the front of the property is a lawned area and an open plan driveway leading to the garage. The rear garden has a paved patio and a lawned area. Single garage with an 'up and over' door plus a side entrance door from the rear garden.







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		
(69-80) C		
(55-68) D	66	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC