



## 9 Highlands Close, Horton Bank Top, Bradford, BD7 4BL

£415,000

- SIX+ BEDROOM DETACHED PROPERTY
- MASSES OF POTENTIAL TO INCREASE THE LIVING SPACE
- TWO BATHROOMS & GROUND FLOOR WC
- LOFT SPACE OFFERING POTENTIAL
- WELL PRESENTED THROUGHOUT
- SET ON A LARGE PLOT WITH PARKING & PRIVATE GARDENS
- LARGE INTEGRAL DOUBLE GARAGE
- THREE RECEPTION ROOMS
- DESIRABLE LOCATION IN BD7
- DECEPTIVELY SPACIOUS

# 9 Highlands Close, Bradford BD7 4BL

**\*\* SUBSTANTIAL SIX BEDROOM DETACHED \*\* SET ON A LARGE PLOT \*\* DESIRABLE LOCATION \*\* GOOD DEGREE OF PRIVACY \*\*** This deceptively spacious detached property must be viewed internally to be fully appreciated. Situated at the end of a cul-de-sac just off Hollingwood Lane, this interesting split-level property offers masses of space for a growing family, or could be suitable for commercial uses, subject to securing any required planning permissions. To the ground floor is an entrance hallway, kitchen, utility room, lounge and WC. The double integral garage at this level also offers further potential. A few steps down from the lounge is another spacious reception room and a door to dining room/office or 7th bedroom. To the first floor are two double bedrooms, one with en-suite and a few steps up from the landing takes you to four further double bedrooms and the family bathroom. A large loft above again offers potential to increase the living space. Parking to the front for several cars and sizeable enclosed gardens to the side and rear. Very sensibly priced, arrange your viewing ASAP.



Council Tax Band: E



### **Entrance Hall**

A covered porch area leads to the entrance hall with doors off to the sitting room, WC and the garage.

### **Sitting Room**

20'6 x 12'0

A spacious reception room with access to the upper and lower floors and doors off to the kitchen & utility room.

### **Kitchen**

8'4 x 7'4

Fitted with a range of base and wall units, laminated work surfaces and splashback tiling. Stainless steel sink & drainer, freestanding cooker with extractor and an exterior door to the side elevation.

### **Utility Room**

12'0 x 6'8

A spacious utility room with fitted base and wall units, laminated work surfaces and a stainless steel sink & drainer. Plumbing for a washing machine and space for a tumble dryer.

### **WC**

Ground floor WC with washbasin.

### **Lounge**

18'2 x 12'8

A great space to entertain, feature fireplace and French doors leading out to the rear garden.

### **Dining Room / Seventh Bedroom**

12'8 x 8'2

Currently used as an office space and for dining, but could be used as an extra bedroom if required.

### **First Floor**

Split-level landing area.

### **Bedroom One**

14'1 x 12'10

With En-suite.

### **Ensuite**

Comprising of a panelled bath with mixer shower taps, WC and a washbasin set in a modern vanity unit with mirror and storage below.

### **Bedroom Two**

14'1 x 12'0

### **Bedroom Three**

13'3 x 7'10

### **Bedroom Four**

10'8 x 7'2

### **Bedroom Five**

12'10 x 6'10

### **Bedroom Six**

21'7 x 17'5

A wood panelled loft-style room with velux window.

### **Bathroom**

A modern fully tiled family bathroom comprising of a 'P' shaped bath with shower over, WC and washbasin.

### **Garage**

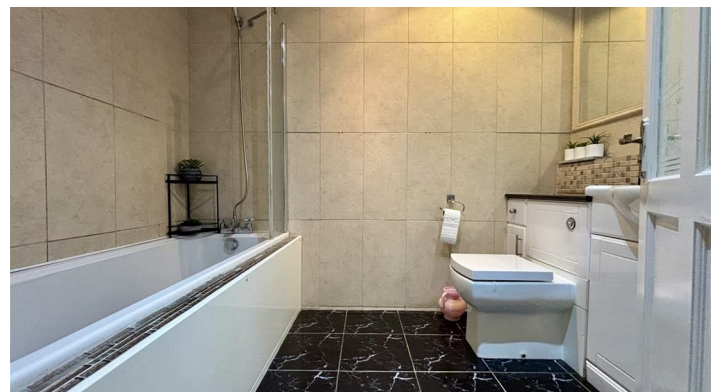
19'4 x 16'7

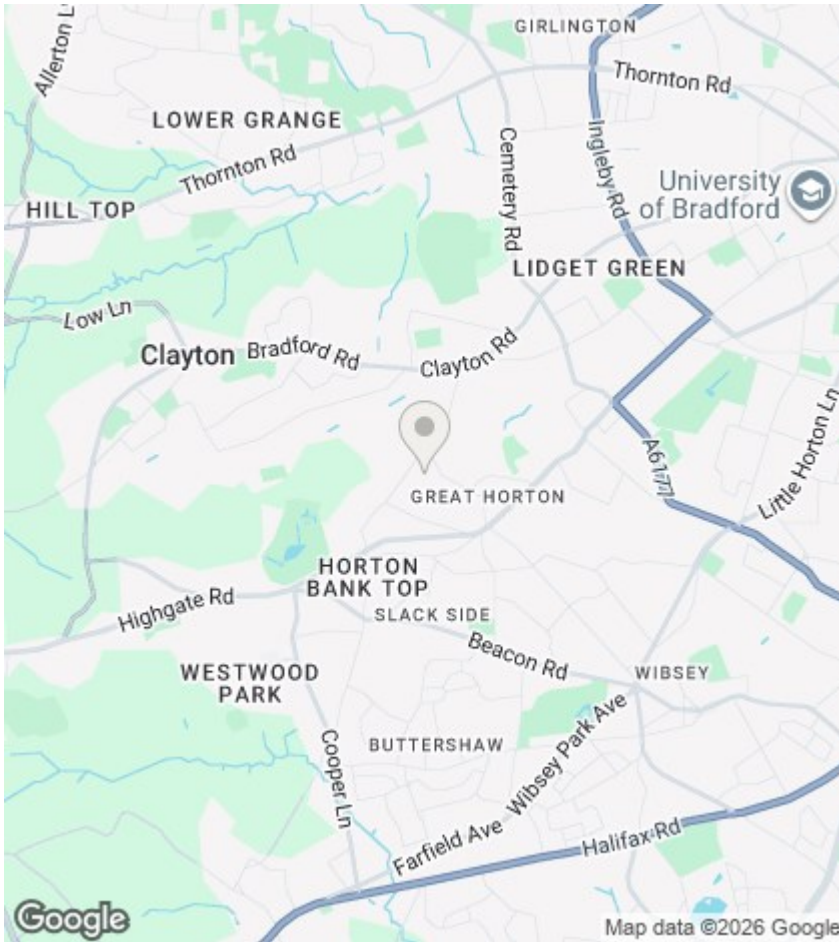
A large integral garage with access from the hallway. Potential to convert the garage and create further living space, subject to securing the required permissions. 'Up and over' door to the front, power and light.

### **External**

To the front of the property is off-road parking for several cars. Secure gates to both sides of the house lead to the rear. To one side of the house are two paved patio areas and to the rear is a large enclosed garden, mainly laid to lawn, with flowerbeds, garden pond and an array of mature shrubs and trees. Potential to extend to the side/rear, again, subject to securing the required permissions. A lovely family home that can be moved straight into, yet offering a great deal of potential to increase the living space and add value. Arrange your viewing now!







## Directions

## Viewings

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

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

