



23 Frensham Grove

Horton Bank Top, Bradford, West Yorkshire, BD7 4AN

Offers Over £150,000

Property Features

- TWO BEDROOM BUNGALOW
- SEMI - DETACHED
- ELECTRIC HEATING
- UPVC DOUBLE GLAZING
- CUL-DE-SAC LOCATION
- SOME UPDATING REQUIRED
- SOUGHT-AFTER POSITION
- OFF-ROAD PARKING & TANDEM GARAGE
- GARDENS FRONT & REAR
- NO CHAIN

Full Description

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** PANORAMIC VIEWS ** TANDEM GARAGE ** GARDENS & DRIVEWAY ** SOME UPDATING REQUIRED **** This elevated bungalow sits in a cul-de-sac position at Horton Bank Top with open views across Bradford, the Aire Valley and edge of Ilkley Moor. Benefitting from a large integral garage offering further potential, gardens and off-road parking. Located within walking distance of a primary school and close to local amenities and transport links. Briefly comprising of: Entrance Porch, Dining Kitchen, Lounge, Two Bedrooms & Bathroom.

PORCH

A side entrance porch leading into the dining kitchen with two windows and a UPVC door.

DINING KITCHEN

12' 4" x 9' 9" (3.76m x 2.97m)

Fitted with a range of base and wall cupboards, laminated working surfaces and splash-back wall tiling. Stainless steel sink and drainer, gas cooker point and plumbing for an automatic washing machine. Windows to the side and front elevations. Doors to the lounge and an inner hallway. Electric heater.

LOUNGE

17' 4" x 11' 8" (5.28m x 3.56m)

Electric night storage heater and a large window to the front elevation. Doors to the kitchen and inner hall. Gas fire set in a wooden surround. Fitted cupboard and shelf.

INNER HALL

Doors to lounge, dining kitchen, both bedrooms and the bathroom. Electric night storage heater.



BEDROOM ONE

11' 7" x 10' 9" (3.53m x 3.28m)

Window to the rear. Fitted bedroom furniture comprising of two double wardrobes, drawers and cupboards above.

BEDROOM TWO

10' 7" x 8' 7" (3.23m x 2.62m)

Window to the rear. Fitted wardrobes with sliding doors and cupboards above.

BATHROOM

Three piece suite comprising of a panelled bath with electric shower over, pedestal wash basin and a low flush WC. Window to the side and a useful airing cupboard.

EXTERNAL

To the front of the property is off-road parking and a rockery/flowerbed. A flight of stairs leads to the main entrance and a pathway leads to the rear garden. At the rear is a private and enclosed garden with patio, lawn, flowerbeds and mature shrubs/trees.

ADDITIONAL INFORMATION

Water is heated by electric (off peak over night) and stored in an insulated tank. Temperature of water can be boosted at other times.

PROPERTY DIRECTIONS:

PURCHASE DETAILS:

Please note that the services & appliances have not been tested & the property is sold on that basis.

Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

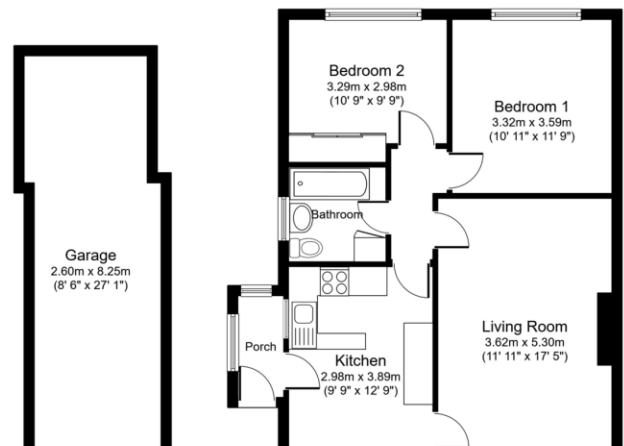
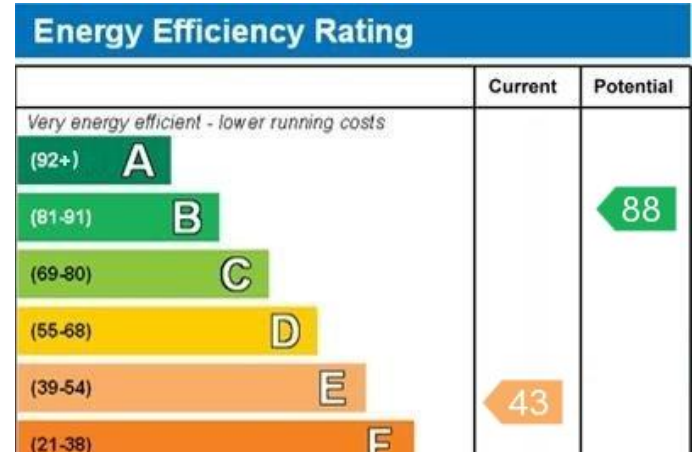
VALUATION: If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

MORTGAGES: A full range of mortgage facilities are available



subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.

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11 Green End
Clayton
Bradford
West Yorkshire
BD14 6BA

www.whitneys.co.uk
sales@whitneys.uk.com
01274880019

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