Robert Watts

GETTING WEST YORKSHIRE MOVING



34 Hill End, Bradford, BD7 4RR

** OFFERED WITH NO CHAIN **

Discover this charming Grade II listed FOUR BEDROOM FAMILY HOME in the sought-after BD7 area, Horton Bank Top. This delightful property features off-street parking for multiple vehicles, two inviting reception rooms, and an expansive, maintained garden, making it an ideal choice for family buyers.

Inside, you'll be greeted by a welcoming entrance hall leading to a spacious dining kitchen, a cozy lounge, dining room, a functional utility room, and a conveniently located W.C. The first floor offers three generous double bedrooms, a single fourth bedroom, and a family bathroom.

The exterior boasts a large garden with a relaxing sauna at the front, an enclosed paved area at the rear, and a

Asking Price £339,500

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ENTRANCE HALL Under stair store cupboard and shoe storage

LOUNGE 14'3" x 18'4" (4.34m x 5.6m)
Spacious lounge to the front of the property with double windows overlooking the garden space. Large marble fireplace with living flame gas fire and built in shelving to alcoves

DINING ROOM 18' x 12'3" (5.49m x 3.73m)
Second reception room with a view of the garden. Fantastic, carved wooden fireplace with living flame gas fire and original overhead wooden beams

DINING KITCHEN 16' x 11'7" (4.88m x 3.53m)
Open plan dining kitchen with original stone fireplace, being the focal point of the room. Laminate flooring throughout, solid teak worktops, sink, drainer and tiled splash back. Ample space for dining table, range cooker and extractor set into the fireplace, dish washer and fridge freezer

UTILITY ROOM Off from the kitchen with access to the W.C. Fitted units with solid teak worktops and space for appliances with plumbing. Large pull out larder and integrated fridge freezer

CLOAKROOM Sink and W.C

BASEMENT Good size with external access. Useful storage space

FIRST FLOOR

LANDING AREA

BEDROOM ONE 18'1" x 11'4" (5.5m x 3.45m)
Good size bedroom to the front with views over the garden. High ceiling and fitted wardrobes

BEDROOM TWO 13'9" x 11' (4.2m x 3.35m)
Double bedroom with views over the garden. Built in wardrobe to the alcove with storage cupboards and drawers

BEDROOM THREE 12'11" x 7'11" (3.94m x 2.41m)
Double bedroom with original oak beam and dual Velux windows. Alcove and under eave storage

BEDROOM FOUR 17'6" max x 12'4" (5.33m max x 3.76m)
Single bedroom with a view to the front. Currently utilised as home office

HOUSE BATHROOM Four piece bathroom suite with bath and separate shower. Sink and W.C. Fully tiled walls and floor, built in storage cupboards

OUTSIDE The property benefits from a south facing garden to the front which is an ideal sun-trap. Yorkshire stone patio area, lawns and mature tree/shrub borders offering privacy. Gated access and detached sauna. Low maintenance, Yorkshire stone paved garden to the rear with external access to the basement and entrance to rear parking

SAUNA A fantastic addition sitting on the patio area to the front

DRIVE & PARKING Private parking for 6-7 vehicles accessed via a private road leading off Windermere Road

GARAGES Two single garages included in need of repair

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







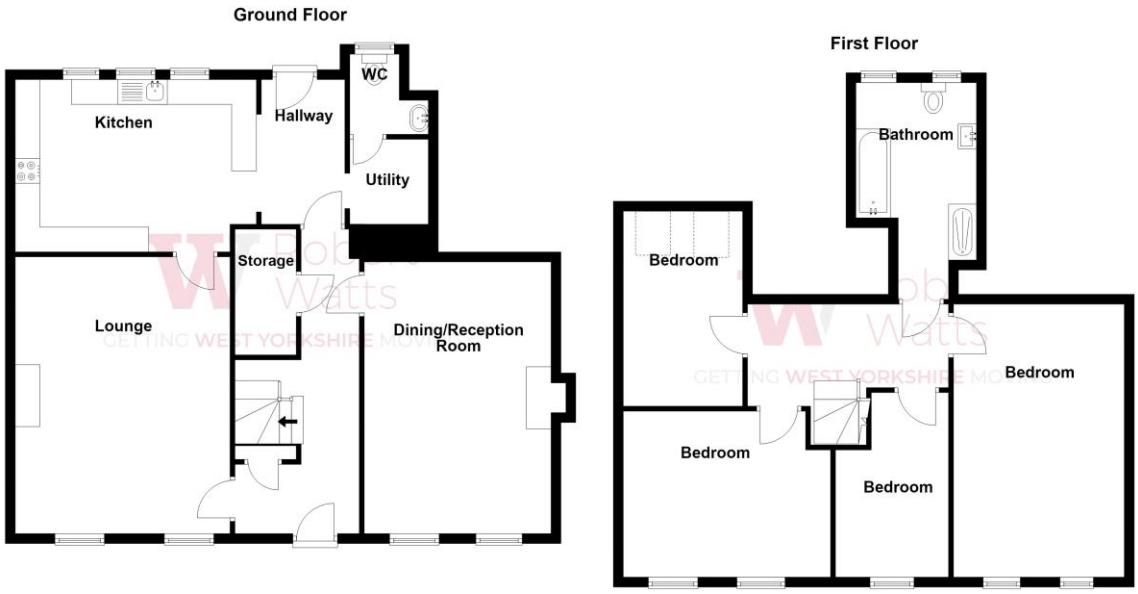




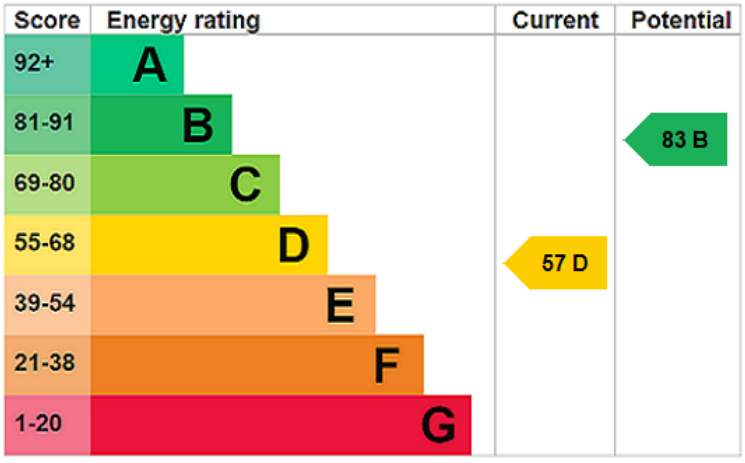








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