



Speeton Avenue, Bradford, BD7

Three-Bedroom Semi-Detached Family Home | Vacant Possession | Driveway | Detached Garage | Generous Gardens

Your Choice Estate Agents are pleased to offer to the market this traditional three-bedroom semi-detached family home, situated in the popular residential area of Horton Bank Top, Bradford BD7.

Offered with vacant possession, the property provides well-proportioned family accommodation with two reception rooms, three bedrooms, gardens, a long driveway and detached garage. The property benefits from uPVC double glazing and gas central heating and offers excellent potential for a purchaser looking to create a long-term family home.

Asking Price
£165,000

Your Choice Estate Agents

86 Toller Lane, Toller, Bradford, West Yorkshire, BD8 9DA
Tel: 01274 493333 Email: info@ycea.co.uk
Website: www.yourchoiceonline.co.uk



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The Horton Bank Top area is well established and popular with families, providing convenient access to local schools, shops, everyday amenities and public transport. There are good road connections towards Bradford city centre, Wibsey, Great Horton, Clayton and surrounding areas.

Key Features

- Three-bedroom semi-detached family home
- Vacant possession
- Popular Horton Bank Top / BD7 location
- uPVC entrance porch
- Entrance hallway
- Two separate reception rooms
- Front reception with bay window
- Fitted kitchen overlooking rear garden
- Three first-floor bedrooms
- Family bathroom
- uPVC double glazing
- Gas central heating
- Long driveway
- Detached garage
- Generous enclosed rear garden
- Excellent family-home potential
- Convenient for schools, amenities and transport links

Accommodation

Ground Floor

Entrance Porch

A uPVC entrance porch providing a practical covered entrance into the property.

Entrance Hall

Welcoming hallway with staircase rising to the first-floor accommodation and access to the principal ground-floor rooms.

Front Reception Room / Lounge – Approx. 12' x 11'11" (3.66m x 3.63m)

A good-sized main reception room featuring an attractive front bay window, providing plenty of natural light and overlooking the front garden. The measurements have been taken from the supplied brochure for guidance only.



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Second Reception / Dining Room – Approx. 12'11" x 11' (3.94m x 3.35m)

A spacious second reception room suitable for use as a formal dining room, additional sitting room or family room.

Fitted Kitchen – Approx. 8' x 6' (2.44m x 1.83m)

Fitted with a range of wall and base units and work surfaces. The kitchen enjoys an outlook towards the rear garden, with a door providing convenient access to the side and garden areas.

First Floor

Landing

Staircase rising from the entrance hall to the first-floor landing, providing access to all three bedrooms and the family bathroom.

Bedroom One – Approx. 12'3" x 11'11" (3.73m x 3.63m)

Generously proportioned double bedroom offering ample space for bedroom furniture.

Bedroom Two – Approx. 12'7" x 11'11" (3.84m x 3.63m)

A further spacious double bedroom with excellent proportions.

Bedroom Three – Approx. 8' x 6' (2.44m x 1.83m)

Ideal as a child's bedroom, nursery, study or home office.

Family Bathroom – Approx. 7' x 6' (2.13m x 1.83m)

Family bathroom conveniently positioned off the first-floor landing.

Outside

The property benefits from valuable outside space. A long private driveway provides off-road parking and leads to a detached garage, offering further parking, storage or workshop potential.

To the rear is a generous enclosed garden, providing an excellent outdoor area for children, family gatherings, gardening and summer entertaining.

Viewing

Viewings are strictly by appointment only with sole agents
YourChoice Estate Agents Call us today

Directions

Your Choice Estate Agents are based at 86 Toller Lane Bradford BD8 9DA

tenure, The property is believed to be freehold

Services we offer and arrange:

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- Commercial Sales & Lettings
- Property Portfolio Management
- Residential & Commercial Mortgages
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- Property repairs of all types
- Accommodation reports for immigration.



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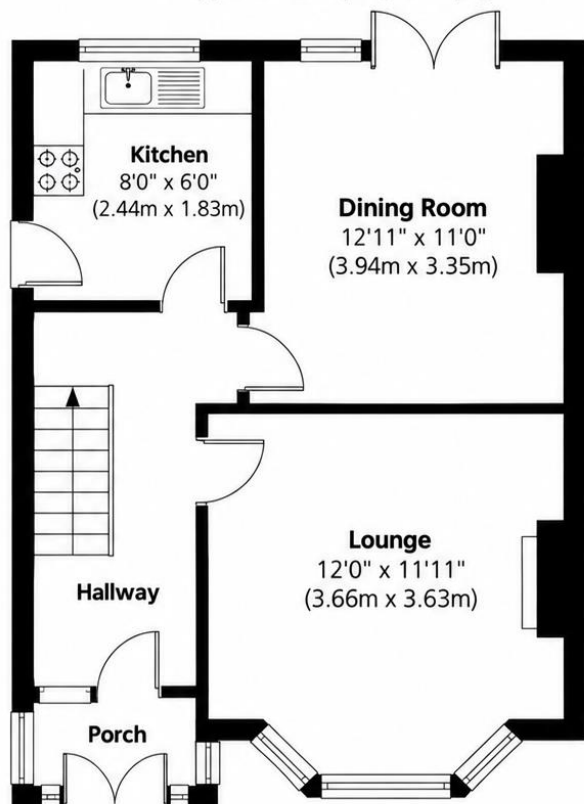


45 Speeton Avenue, Bradford, BD7 4NQ

Approximate Gross Internal Area: 85.5 sq m (920 sq ft)

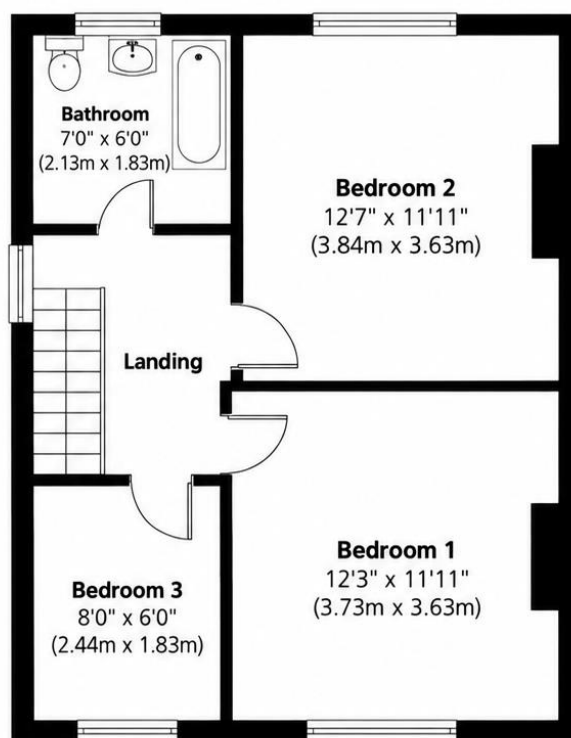
Ground Floor

Approx. 42.8 sq m (461 sq ft)



First Floor

Approx. 42.8 sq m (461 sq ft)



For illustration purposes only. Not to scale.

All measurements are approximate and should be used as a guide only.

Plan produced for Your Choice Estate Agents.

DISCLAIMER

These particulars have been prepared in all good faith to give a fair overall view of the property and must not be relied upon as statements or representations of fact. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned below and as to the content of these particulars. If any points are particularly relevant to your interest in the property, please ask for further information. We have not tested any services, appliances, equipment or facilities, and nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any contents/furnishings/furniture etc., photographed are included in the sale, nor that the property remains as displayed in the photograph(s). No assumption should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and NOT precise. Purchasers must rely on their own enquiries. It should not be assumed that the property has all necessary planning, building regulations or other consents. Where any reference is made to planning permission or potential uses such information is given in good faith. The information in these particulars is given without responsibility on the part of the Agents or their clients. These particulars do not form any part of an offer of a contract and neither the agents nor their employees have any authority to make or give any representations or warranties whatever in relation to this property.

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