



## Beldon Lane, Horton Bank Top,

**£120,000**

\* TERRACE \* THREE BEDROOMS \* OVER THREE FLOORS \*  
\* CLOSE TO AMENITIES \* IDEAL STARTER HOME/INVESTMENT \*

A fantastic opportunity for a first time buyer, investor or downsizer to purchase this stone built three bedroom through terrace. Having accommodation over three floors, the property benefits from gas central heating and upvc double glazing.

Within easy reach of amenities, shops and bus routes.

Briefly comprises entrance, lounge, dining kitchen, basement cellar, two first floor bedrooms and a house bathroom. There is a further overall attic bedroom to the second floor.

To the outside there is a paved garden to rear, There is a driveway providing off street parking to front.

Viewing is highly recommended.



## Entrance Vestibule

With stainless glass window.

## Lounge

14'2" x 13'2" (4.32m x 4.01m)

With electric fire in fireplace surround, radiator and double glazed window.

## Dining Kitchen

11' x 10'9" (3.35m x 3.28m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, cooker, radiator, double glazed window, upvc door to rear.

## Cellar

## First Floor

With useful storage.

## Bedroom One

13'1" x 13'10" (3.99m x 4.22m)

With radiator and double glazed window.

## Bedroom Two

12'4" max x 6'3" (3.76m max x 1.91m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Attic Bedroom Three

16'5" x 14' (5.00m x 4.27m)

With velux window and radiator.

## Exterior

To the outside there is a paved garden to rear, there is a driveway providing off street parking to front.

Viewing is highly recommended.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, immediate left onto Beacon Rd/B6380, go through the roundabout, turn left onto Beldon Ln and the property will shortly be seen displayed via our For Sale board.

## TENURE

FREEHOLD

## COUNCIL TAX BAND

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**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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