



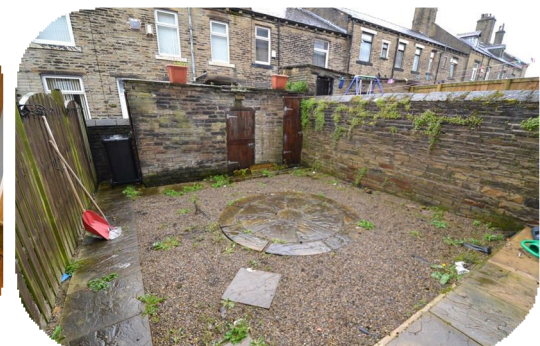
**Westcroft Road, Great Horton,  
Offers In Excess Of £85,000**

\* REAR TERRACE \* TWO BEDROOMS \* READY TO MOVE INTO \* CLOSE TO AMENITIES \*  
\* PAVED GARDEN \* GREAT STARTER HOME \*

This two bedroom rear terrace property would make an ideal purchase for a number of buyers. Situated within walking distance of amenities, shops and bus routes the property offers ready to move into accommodation.

Benefits from GCH, DG and a patio garden.

The accommodation briefly comprises lounge, kitchen, cellar, two first floor bedrooms and a house bathroom. To the outside there is a paved garden.



## Lounge

14'11" x 13' (4.55m x 3.96m)

With oak floor, living flame gas fire, radiator and double glazed window.



## Kitchen

8' x 6'6" (2.44m x 1.98m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, double glazed window.



## Cellar

Useful storage. With plumbing for auto washer.

## First Floor Landing

### Bedroom One

10'7" x 13'2" (3.23m x 4.01m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Two

11' x 7'9" (3.35m x 2.36m)

With radiator and double glazed window.



## Bathroom

Three piece suite comprising low suite wc, pedestal wash basin, radiator and tiled walls.



## Exterior

To the outside there is a paved garden to the rear.

## Directions

From our office on Queensbury High Street ead east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Westcroft Rd and the property will be seen displayed via our For Sale board.



**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	
[G2 plus] A		[G2 plus] A	
[G1-91] B		[G1-91] B	
[F9-80] C		[F9-80] C	
[E5-68] D		[E5-68] D	
[D3-54] E		[D3-54] E	
[C1-38] F		[C1-38] F	
[B1-20] G		[B1-20] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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