



Windermere Road, Horton Bank Top,

£389,995

* DETACHED * FOUR BEDROOMS * OVER FOUR FLOORS * THREE BATH/SHOWER ROOMS *
* MODERN KITCHEN * CLOSE TO AMENITIES * WELL STOCKED GARDEN * DRIVE * DOUBLE GARAGE *

This stunning family sized four bedroom detached property offers spacious accommodation over four floors.

Boasting a modern fitted kitchen, three bath/shower rooms and a double garage.

Situated within the increasingly sought after area of Horton Bank Top, ideal for many of the local amenities, primary/secondary schools, commute to city centre and walks through Brackenhill Park.

Briefly comprising entrance porch, hallway, living room and study room to the ground floor. Kitchen/diner along with shower room, separate WC and Pantry.

There are three first floor bedrooms and the house bathroom with the fourth Bedroom and en-suite situated on the second floor.

To the outside there is a landscaped well stocked garden to the rear with a driveway leading to a double garage.

'PART EXCHANGE AVAILABLE' subject to T&C's



Entrance Porch

Hall

With radiator, double glazed window and storage cupboard.

Lounge

22'3" x 15'6" (6.78m x 4.72m)

With living flame gas fire, two radiators, two double glazed windows, bay window.

Office

6'4" x 8'1" (1.93m x 2.46m)

With radiator, double glazed window, built in cupboards and drawers.

Breakfast Kitchen

20'10" x 16'3" (6.35m x 4.95m)

Modern cream fitted wall and base units incorporating sink unit, integrated fridge/freezer, dishwasher, plumbing for auto washer, oven, hob and extractor fan, feature radiator, double glazed window, pantry.

Steam Room

With steam shower, tiled floor and towel radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, towel radiator, tiled walls and floor.

First Floor

With double glazed window.

Bedroom Four

7'2" x 6'4" (2.18m x 1.93m)

With fitted wardrobes, radiator and double glazed window.

Bedroom Two

15'4" x 10'11" (4.67m x 3.33m)

With built in wardrobes, radiator, double glazed bay window.

Bedroom Three

12'10" x 9'8" (3.91m x 2.95m)

With built in wardrobes, radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator, tiled walls and floor, double glazed window.

Attic Bedroom One

15'10" x 13'2" (4.83m x 4.01m)

With velux window, double glazed window and radiator. En-suite bathroom and dressing room;

Dressing Room

With radiator and double glazed window.

En Suite Bathroom

Modern four piece suite comprising Jacuzzi style bath, shower cubicle, low suite wc, vanity sink unit, towel radiator.

Exterior

To the outside there is a superb landscaped garden to the rear with lawn and patio, together with a driveway leading to a double garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.2 miles, turn left onto Windermere Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(15-38) F			(15-38) F		
(1-14) G			(1-14) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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