



## Poplar Grove, Horton Bank Top

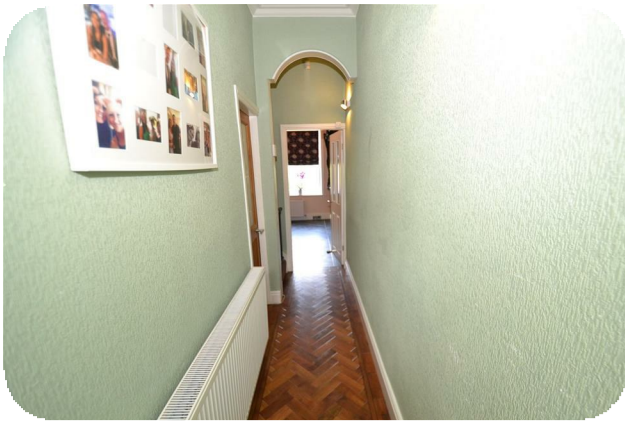
£210,000

\* SEMI DETACHED \* THREE BEDROOMS \* OVER THREE FLOORS \* FAMILY SIZED \*  
\* READY TO MOVE INTO \* MODERN KITCHEN & BATHROOM \* GARDEN \* PARKING \*

This stunning three bedroom stone built semi detached property offers family sized accommodation over three floors. Boasting 'ready to move into' accommodation along with a superb modern fitted kitchen and four piece house bathroom. The property has been modernised throughout and briefly comprises entrance hallway, lounge, spacious breakfast kitchen and cellar. To the first floor there are two bedrooms and a house bathroom. There is a further second floor overall attic bedroom. To the outside there is a low maintenance artificial lawn and patio garden to the rear. A driveway provides off street parking for two vehicles.







### Entrance Hall

With radiator.

### Lounge

13'5" x 10' (4.09m x 3.05m)

With living flame gas fire in original fireplace surround, radiator and coving to ceiling.

### Breakfast Kitchen

13'6" x 16'11" (4.11m x 5.16m)

Modern fitted kitchen having a range of wall and base units incorporating range style cooker, Qooker tap, breakfast bar island, integrated fridge/freezer, dishwasher, extractor fan, radiator, double glazed window.

### Cellar

With radiator, fitted base units and stainless steel sink unit.

### First Floor

#### Bedroom One

11'9" x 10'6" (3.58m x 3.20m)

With fitted wardrobes, radiator and double glazed window.

#### Bedroom Two

6'6" x 9'10" (1.98m x 3.00m)

With radiator and double glazed window.

### Bathroom

Modern four piece suite comprising roll top bath, shower cubicle, low suite wc, pedestal wash basin, towel radiator and double glazed window.

#### Attic Bedroom Three

13'9" x 11'7" (4.19m x 3.53m)

With two velux windows and radiator.

### Exterior

To the outside there is an enclosed low maintenance garden with artificial lawn and patio, bar area, together with driveway providing off-road parking.





### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Old Rd, at the roundabout take the 3rd exit onto Poplar Grove and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B





# Poplar Grove, BD7

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft

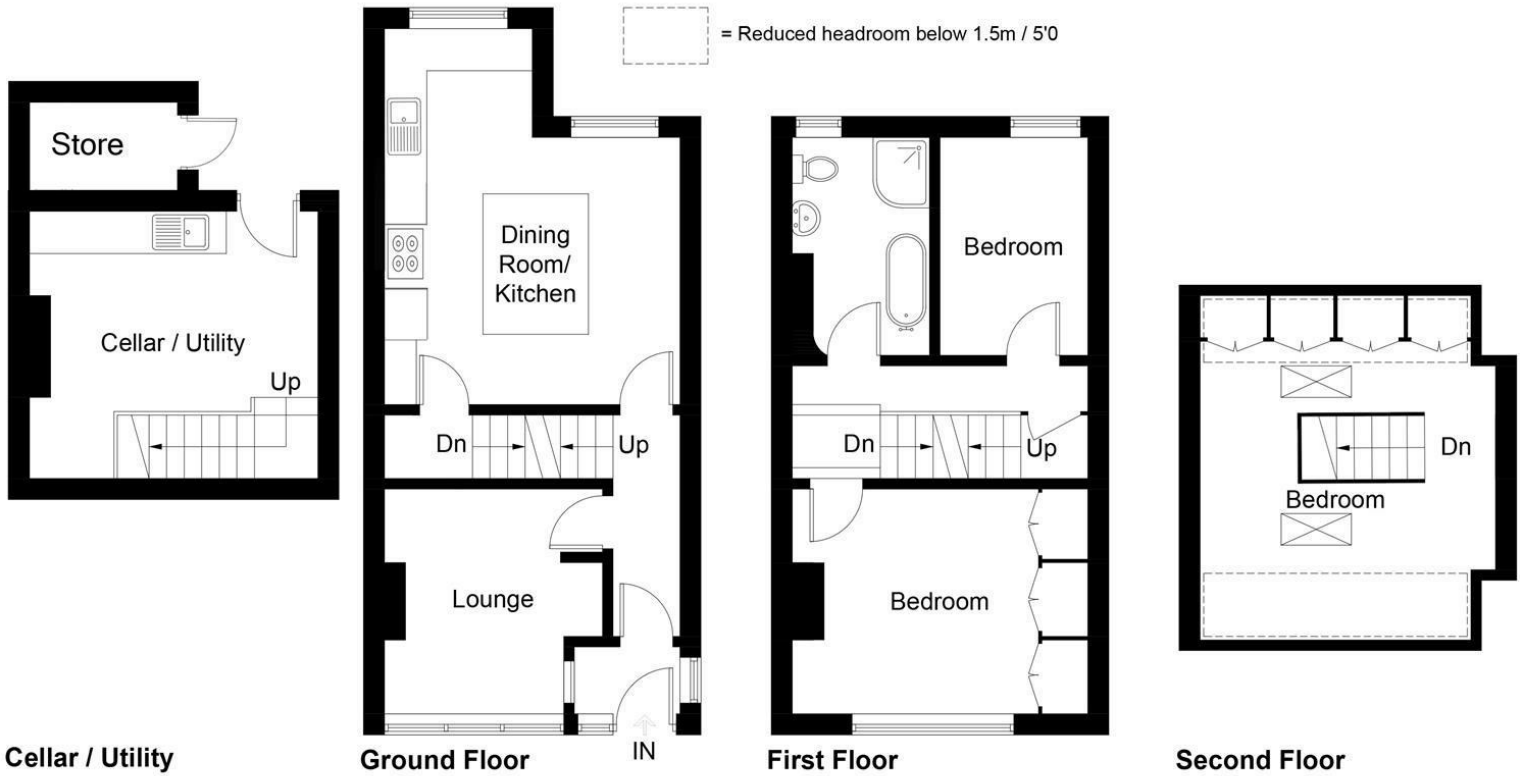
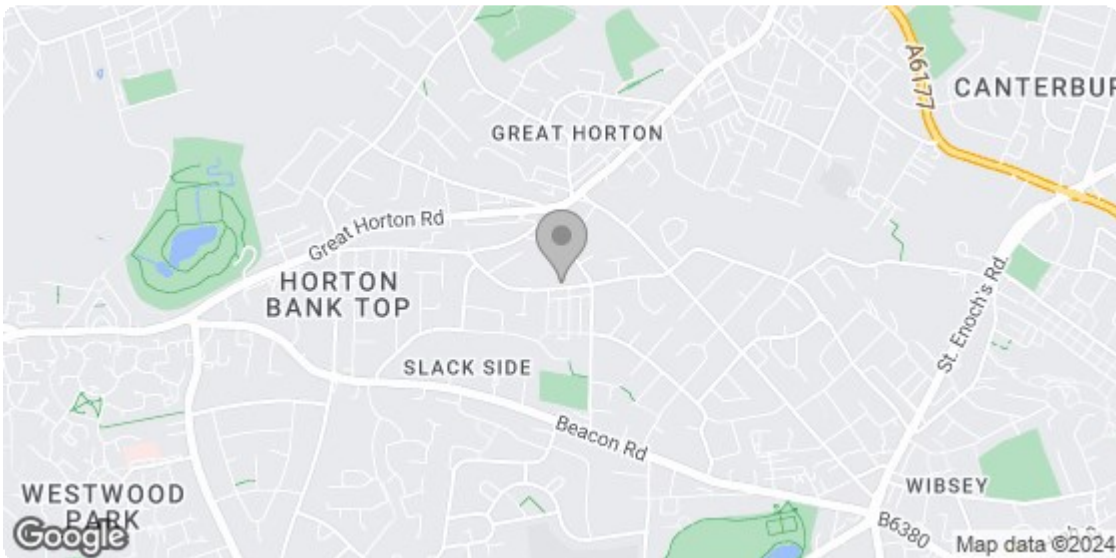


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1100840)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		

**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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)