



Hollingwood Lane, Horton Bank Top,

£99,950

* EXTENDED COTTAGE * ONE BEDROOM * CLOSE TO AMENITIES *

* ENCLOSED GARDEN * POPULAR LOCATION *

This excellent one bedroom extended cottage would make an ideal purchase for number of buyers. Situated in a popular location which is within easy reach of amenities, bus routes and Quora Retail Park.

Benefits from gas central heating, double glazing and rear garden.

The accommodation briefly comprises entrance vestibule, lounge, kitchen, cellar, first floor bedroom and house bathroom.

To the outside there is an enclosed garden to the rear.



Entrance Vestibule

Lounge

16'7" x 13'6" (5.05m x 4.11m)

With gas fire, radiator, double glazed window, ceiling beams.

Kitchen

5'11" x 5'10" (1.80m x 1.78m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, grill/hob, radiator and double glazed window.

Cellar

Useful storage.

Bedroom One

13'7" x 9'1" (4.14m x 2.77m)

With feature fireplace, radiator and double glazed window.

Bathroom

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

Exterior

To the outside there is an excellent enclosed tiered garden to the rear with lawn and seating area.

Directions

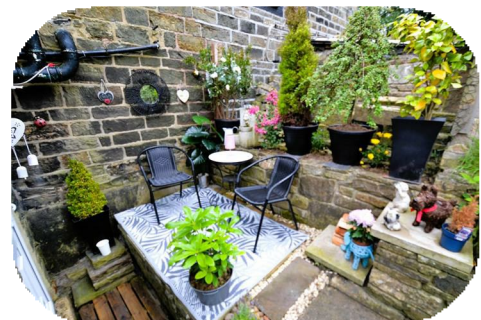
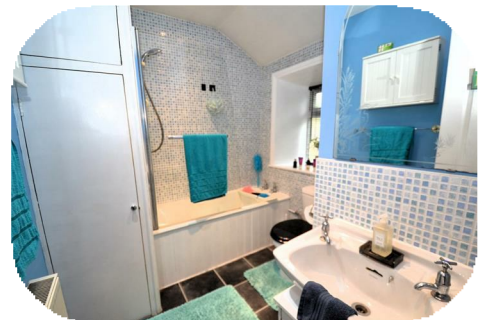
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn left onto Hollingwood Ln and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A



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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92-101)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-38)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
66	91		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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