



Gregory Crescent, Horton Bank Top,

£225,000

* EXTENDED * SEMI DETACHED DORMER BUNGALOW * FOUR BEDROOMS * NO CHAIN *
* TWO RECEPTION ROOMS * CONSERVATORY * FAMILY SIZED * GARDENS * DRIVEWAY *

A fantastic opportunity for a growing family to purchase this spacious four bedroom semi detached dormer bungalow. Available with no onward chain and benefits from gas central heating and mostly upvc double glazing. The accommodation is set over two floors and briefly comprises reception hall, lounge, breakfast kitchen, dining/sitting room, conservatory, two ground floor bedrooms and house bathroom, together with two further bedrooms to the first floor.

To the outside there are gardens and driveway.



Reception Room

With radiator.

Lounge

With a coal effect gas fire in feature fireplace surround, built in bar, radiator.

Breakfast Kitchen

Dark oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven and breakfast bar.

Bathroom

With three piece suite.

Bedroom One

With fitted wardrobes, drawers and radiator.

Bedroom Two

With radiator.

Dining/Sitting Room

With electric fire.

First Floor Landing

Bedroom Three

With built in wardrobes/cupboards.

Bedroom Four

With built in cupboards.

Exterior

To the outside there are gardens to both front and rear, together with a driveway and shed.

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 right onto Old Rd, at the roundabout take the 3rd exit onto Poplar Grove, turn right onto Lawrence Dr, left onto Gregory Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] 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

Energy Efficiency Rating: 83 (Current), 57 (Potential)
Environmental Impact (CO₂) Rating: A (Current), A (Potential)

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

