



Hollingwood Lane, Horton Bank Top,

£199,950

* SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * GARAGE *
* GOOD SIZED GARDEN * IDEAL TO EXTEND (stpp) * CLOAKROOM/WC *

This three bedroom semi detached house offers family sized accommodation on a large garden plot. Benefits from gas central heating, upvc double glazing and briefly comprises reception hall, cloakroom/wc, lounge, dining room, fitted kitchen, three first floor bedrooms and a modern house bathroom. To the outside there are good sized gardens to three sides, driveway and a single garage.



Reception Hall

With radiator and store cupboard.

Cloakroom/WC

With low suite wc and wash basin.

Lounge

12' x 11'1" (3.66m x 3.38m)

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

Kitchen

9' x 8'8" (2.74m x 2.64m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer, part tiled walls and store cupboard.

Dining Room

12'1" x 11'3" (3.68m x 3.43m)

With gas fire and radiator.

First Floor Landing

With store cupboard.

Bathroom

Three piece modern white suite, heated towel rail.

Exterior

To the outside there are good sized gardens to three sides, plus a garage.

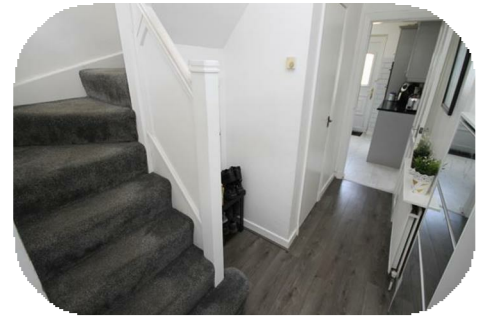
Directions

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	
A (92 plus)		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 (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
68	82		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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