



**Haycliffe Road, Little Horton,**

**£67,500**

**\* STONE BUILT TERRACE \* TWO BEDROOMS \* REQUIRES MODERNISATION \***

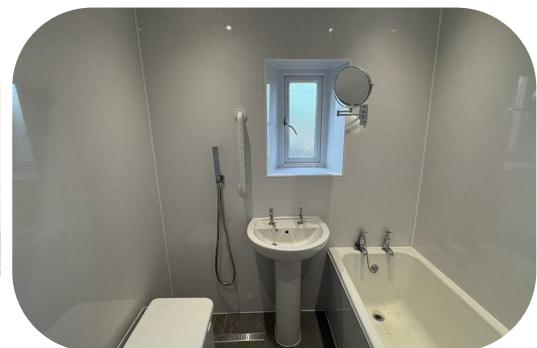
**\* CLOSE TO ST LUKES HOSPITAL \* REAR YARD \***

Well presented two bedroom stone built terrace property situated in the popular area of Little Horton which is close to St Lukes Hospital and local amenities.

Requires modernisation throughout and benefits from gas central heating and double glazing.

The accommodation briefly comprises entrance vestibule, lounge, fitted kitchen, useful cellar, two first floor bedrooms and house bathroom.

To the outside there is a yard to the rear.





Entrance Porch

Vestibule

With radiator.

Kitchen

13'4" x 15'2" (4.06m x 4.62m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, hob, plumbing for auto washer, double glazed window.

Lounge

13'3" x 13'8" (4.04m x 4.17m)

With living flame gas fire in fireplace surround, radiator and double glazed window.

Cellar

Useful storage.

First Floor

With radiator.

Bedroom One

14' x 11'7" (4.27m x 3.53m)

With radiator, double glazed window and useful storage.

Wet Room

With walk-in shower, panelled bath and pedestal wash basin, double glazed window.

Bedroom One

8'7" x 13' (2.62m x 3.96m)

With radiator and double glazed window.

WC

With low suite wc and wash basin.

Exterior

To the outside there is a yard to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, right onto Haycliffe Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / Bradford



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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