



## **Welbeck Rise, Horton Bank Top**

**£159,950**

**\* SEMI DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* NO CHAIN \*  
\* GARDENS \* GARAGE \* CUL-DE-SAC LOCATION \***

A fantastic opportunity for either first time buyer or young family to purchase this delightful three bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The accommodation briefly comprises entrance porch, reception hall, lounge, dining room, bathroom, fitted kitchen, three first floor bedrooms.

To the outside there are gardens, driveway and garage.





### Reception Hall

With radiator.

### Lounge

10'4" x 14'7" (3.15m x 4.45m)

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

### Kitchen

8'7" x 7'5" (2.62m x 2.26m)

With wall and base units incorporating stainless steel sink unit, gas cooker, radiator.

### Dining Room

10'5" x 9'1" (3.18m x 2.77m)

With patio doors to rear garden.

### Bathroom

Three piece coloured suite, part tiled walls and radiator.

### Bedroom One

11'8" x 10' (3.56m x 3.05m)

With radiator.

### Bedroom Two

9'7" x 7'10" (2.92m x 2.39m)

With radiator.

### Bedroom Three

9'4" x 8'3" (2.84m x 2.51m)

With radiator and under-eaves storage.

### Exterior

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

### 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, turn left onto Holly Park Dr, left onto Welbeck Dr, continue straight onto Welbeck Rise and the property will be seen displayed via our For Sale board.





**TENURE**  
FREEHOLD

**Council Tax Band**  
C

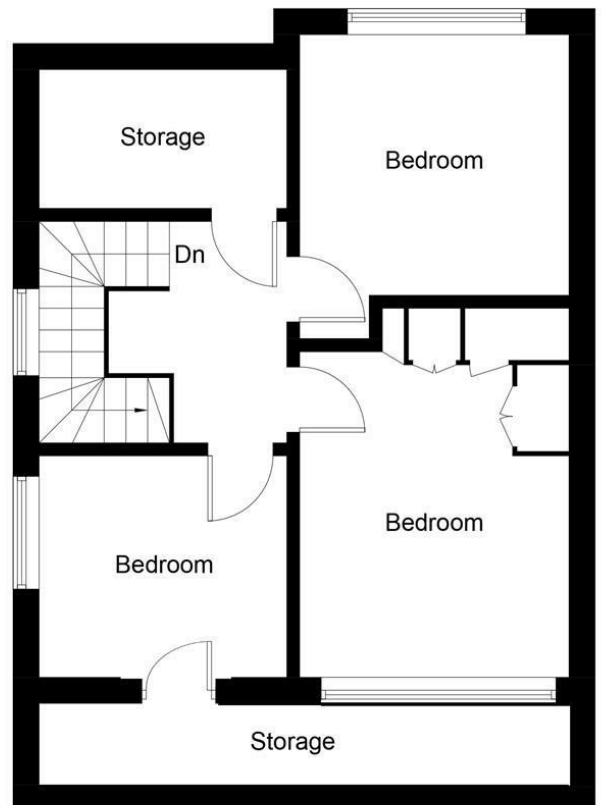


# Welbeck Rise, BD7

Approximate Gross Internal Area = 94.2 sq m / 1014 sq ft

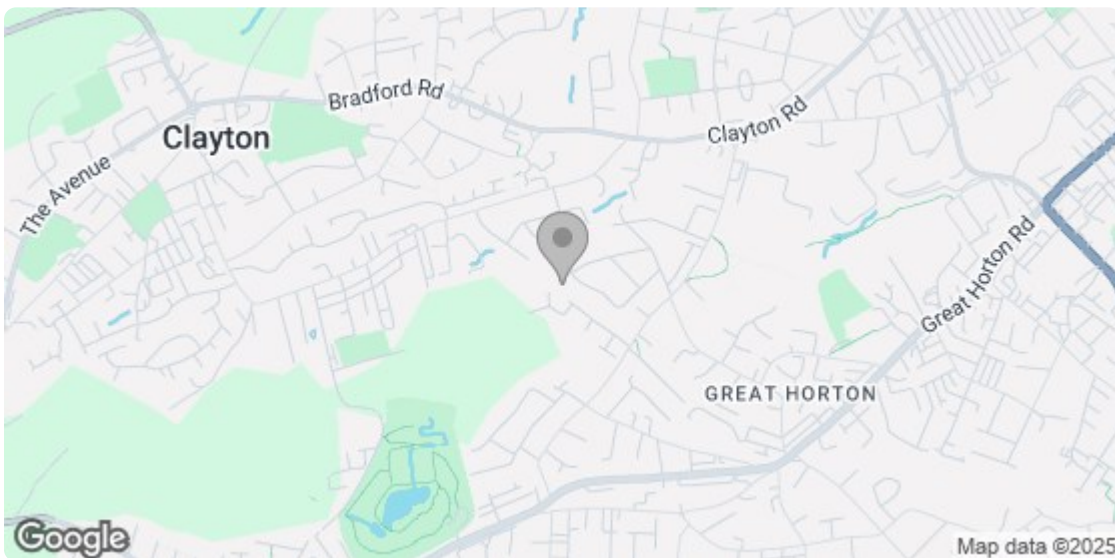


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1232129)



| Energy Efficiency Rating                            |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very energy efficient - lower running costs         |         |           |
| (92 plus) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                    |         |           |
| (69-80) <b>C</b>                                    |         |           |
| (55-68) <b>D</b>                                    |         |           |
| (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  |         |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b> |         |           |

**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.

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