Sugdens
Sales & Lettings

Old Road, Horton Bank Top,

Asking Price £150,000

* SEMI DETACHED * TWO DOUBLE BEDROOMS * CLOSE TO AMENITIES *
* GARDEN * DRIVE * GARAGE *

This two double bedroom semi detached property would make an ideal purchase for a number of buyers. The property is situated within easy reach of local schools, amenities, shops and the Quora Retail Park. The deceptive spacious home benefits from gas central heating, double glazing, dining kitchen, driveway & garage.

Accommodation briefly comprises lounge, dining kitchen, two first floor bedrooms and a house bathroom. To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.

Lounge
14'6" x 14'7" (4.42m x 4.45m)
With radiator and double glazed window.

Dining Kitchen
14'9" x 8'7" (4.50m x 2.62m)
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, radiator, French doors to rear.

First Floor
With double glazed window.

Bedroom One
14'6" x 11'8" (4.42m x 3.56m)
With built in wardrobe, radiator and double glazed window.

Bedroom Two
11'1" x 8'4" (3.38m x 2.54m)
With radiator and double glazed window.

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

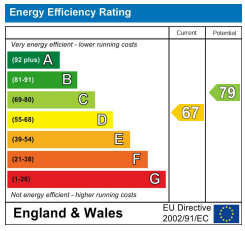
Exterior
To the outside there are gardens to both front and rear, together with driveway leading to a single garage.

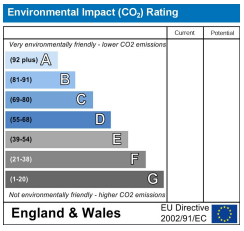
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.8 miles, turn right onto Old Rd and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / 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.





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