



## Esmond Street, Great Horton,

**£130,000**

\* EXTENDED TERRACE \* TWO BEDROOMS + OCCASIONAL ROOM \*  
\* CLOSE TO AMENITIES \* GOOD SIZED GARDEN \*

This deceptively spacious two bedroom + occasional room extended terrace property would make an ideal home for a number of buyers.

Benefits from a 16' dining kitchen, GCH, DG and a garden.

The property is within easy reach of amenities, shops and local schools.

The accommodation briefly comprises of a dining kitchen, lounge, two first floor bedrooms, occasional room and a shower room. To the outside there is a good sized garden to the side and rear.



## Dining Kitchen

16'2" x 15'5" (4.93m x 4.70m)

With a range of fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, plumbing for auto washer, plumbing for dishwasher, double glazed window. Dining area has a radiator and double glazed window.

## Lounge

15'9" x 9'9" (4.80m x 2.97m)

With a fireplace surround, radiator, double glazed French doors to rear.

## First Floor

### Bedroom One

11'5" x 9'7" (3.48m x 2.92m)

With radiator and double glazed window.

### Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

16'11" x 10'1" (5.16m x 3.07m)

With radiator and double glazed window.

### Occasional Room

8'1" x 7'1" (2.46m x 2.16m)

With radiator.

## Exterior

With garden to side and rear with patio.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.4 miles, turn right onto Norland St, left onto Esmond St 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 |           |
| G2 plus A                                   |           | G2 plus A   |           |
| B (91-91)                                   |           | B (91-91)   |           |
| C (82-90)                                   |           | C (82-90)   |           |
| D (69-81)                                   |           | D (69-81)   |           |
| E (55-68)                                   |           | E (55-68)   |           |
| F (39-54)                                   |           | F (39-54)   |           |
| G (1-38)                                    |           | G (1-38)  |           |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| 70  | 80        |   |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |

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