Sugdens
Sales & Lettings



Holly Park Drive, Horton Bank Top,

£150,000

* MID TOWN HOUSE * THREE BEDROOMS * TWO RECEPTION ROOMS * GARDENS *
* READY TO MOVE INTO * GREAT STARTER HOME * GARAGE *

Excellent opportunity for a FTB/young family to purchase this three bedroom mid town house, which offers 'ready to move into' accommodation.

Situated in this popular residential location with amenities, shops and schools close by.

Benefits from solar panels, double glazing and gardens to front and rear.

The accommodation briefly comprises entrance vestibule, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

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

Viewing a highly recommended!!







Entrance Vestibule

Lounge
13' x 13' (3.96m x 3.96m)
With electric fire, electric wall heater, double glazed window.



Dining Room
13' x 8'6" (3.96m x 2.59m)
With electric wall heater, French doors to rear.

Kitchen
6'9" x 8'9" (2.06m x 2.67m)
With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker, understairs storage, double glazed window, upvc door to side.



First Floor

Bedroom One
11'7" x 9'9" (3.53m x 2.97m)
With electric heater and double glazed window.

Bedroom Two
10'3" x 9'5" (3.12m x 2.87m)
With built in wardrobe, electric heater.



Bedroom Three
5'8" x 8'7" (1.73m x 2.62m)
With electric wall heater, double glazed window.

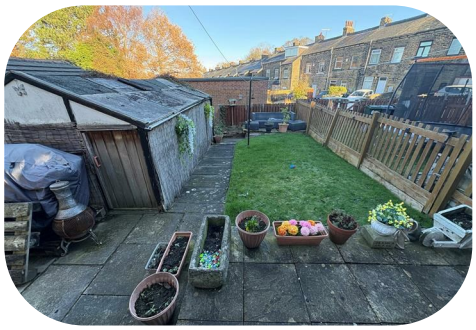
Bathroom
Three piece suite comprising panelled bath with thermostatic shower over, low suite wc, wash basin, electric heater and double glazed window.



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

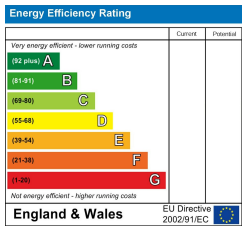
Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.8 miles, turn left onto Hollingwood Ln, left onto Holly Park Dr.

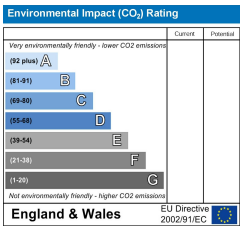
TENURE
FREEHOLD



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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