



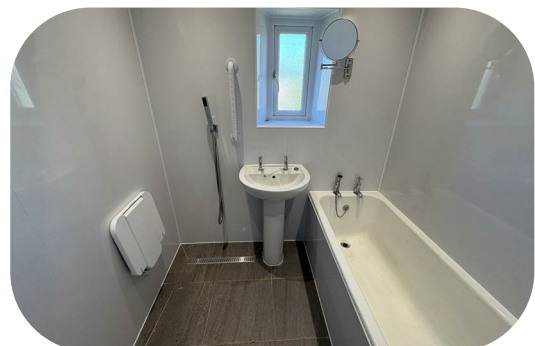
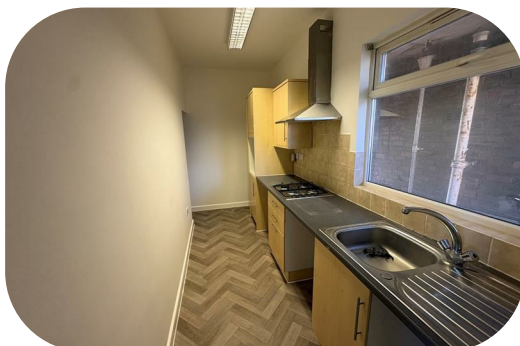
Haycliffe Road, Little Horton,

£99,950

*** REAR TERRACE * TWO BEDROOMS * WELL PRESENTED * IDEAL FTB/INVESTMENT *
* POPULAR LOCATION * CLOSE TO ST LUKES HOSPITAL * ENCLOSED GARDEN ***

Modern and well presented two bedroom stone built rear terrace property, situated in the popular residential area of Little Horton, close to St Luke's Hospital and a range of local amenities.

The property would make an ideal purchase for first time buyers, investors or those looking to downsize. Benefiting from gas central heating and double glazing, the accommodation briefly comprises an entrance porch, vestibule, lounge, fitted kitchen, useful cellar, two first floor bedrooms, wet room and a cloaks w/c. Externally, there is an enclosed garden.



Entrance Porch

Vestibule

With radiator.

Kitchen

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

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, 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. En Suite Bath/Wet Room;

En Suite Wet/Bathroom

Having a panelled bath, walk-in shower area, pedestal wash basin, double glazed window.

Bedroom Two

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

With radiator and double glazed window.

WC

With low suite wc and pedestal wash basin.

Exterior

To the outside there is a garden.

Directions

From our office on Queensbury High Street head toward head toward Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, right onto Haycliffe Rd.

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 ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk