



Snape Drive, Horton Bank Top

Offers Over £400,000

* LINK DETACHED * FIVE BEDROOMS * WELL PRESENTED * GENEROUS PLOT * TRIPPLE GLAZING *
* CUL-DE-SAC * AMPLE PARKING * GARAGE * CLOSE TO AMENITIES/SCHOOLS *

This well presented four bedroom link detached property would make an ideal purchase for a young/growing family. Situated on this quiet and cul-de-sac location the property sits on a generous plot with gardens, ample off street parking, garage and an additional designated parking space to the rear.

Having been modernised throughout to offer ready to move into accommodation, the property is within easy reach of amenities, shops and local schools.





Entrance Porch

Reception Hall

With radiator, store cupboard, tiled floor and underfloor heating.

Lounge

14'4" x 13'9" (4.37m x 4.19m)

With tiled floor, radiator, underfloor heating, and upvc French doors to dining room.

Kitchen

11'8" x 8'9" (3.56m x 2.67m)

Modern fitted kitchen having a range of wall and base units incorporating Belfast sink, five ring hob, double oven, and underfloor heating.

Dining/Sitting Room

12'9" x 8'9" (3.89m x 2.67m)

With bi-fold doors to rear garden, radiator.

Wet Room

With shower area, low suite wc, wash basin, tiled walls, heated towel rail, heater and underfloor heating.

Utility

11'4" x 5'4" (3.45m x 1.63m)

With auto washer & dryer, plumbed for fridge / freezer, and underfloor heating.

Bedroom Five

6'8" x 9'1" (2.03m x 2.77m)

Currently used as a dressing room with fitted wardrobes, and radiator.

Bedroom One

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

With built in wardrobes and radiator.

First Floor Landing

Bedroom Two

16'9" x 9'1" (5.11m x 2.77m)

With Juliet style balcony, fitted wardrobes and radiator.

Bedroom Three

17'6" max x 12'4" (5.33m max x 3.76m)

With fitted wardrobes.





Bedroom Four

10'7" x 10' (3.23m x 3.05m)

With radiator and fitted wardrobes.

Bathroom

Three piece modern white suite, with hand held bidet, tiled walls, and underfloor heating.

Exterior

To the outside there is tarmaced driveway parking leading to a tandem garage, together with lawned and patio gardens. There is additional designated parking space to the rear.

Directions

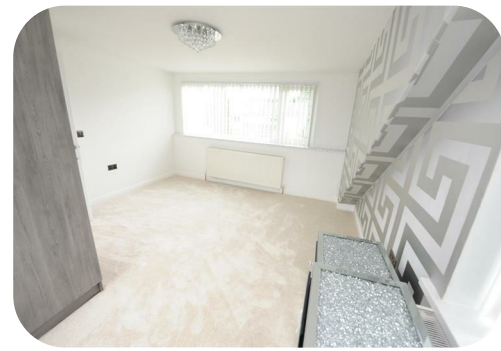
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.7 miles, turn left onto Snape Dr, turn right to stay on Snape Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

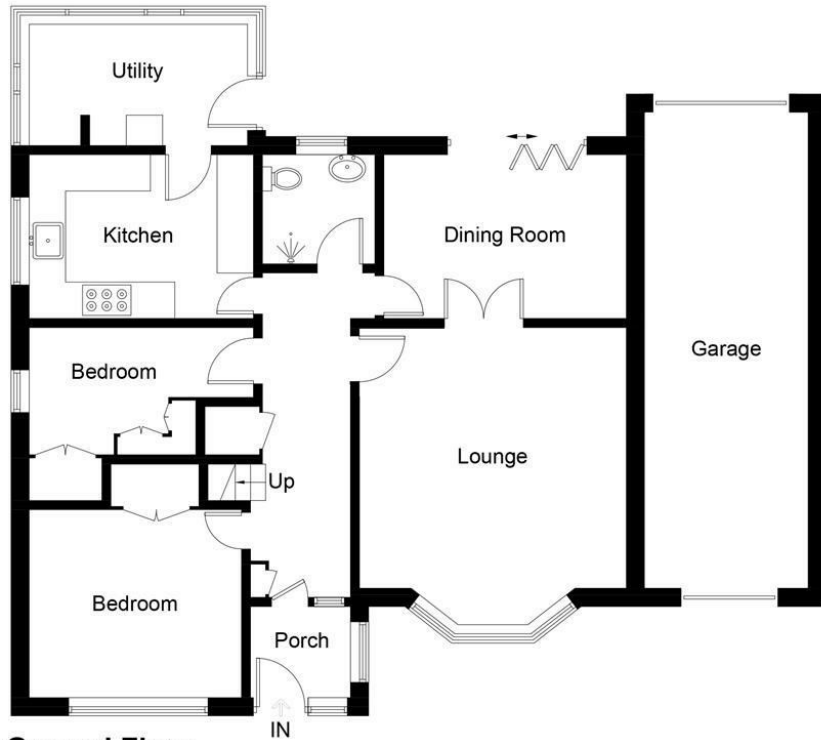
Council Tax Band

E / Bradford

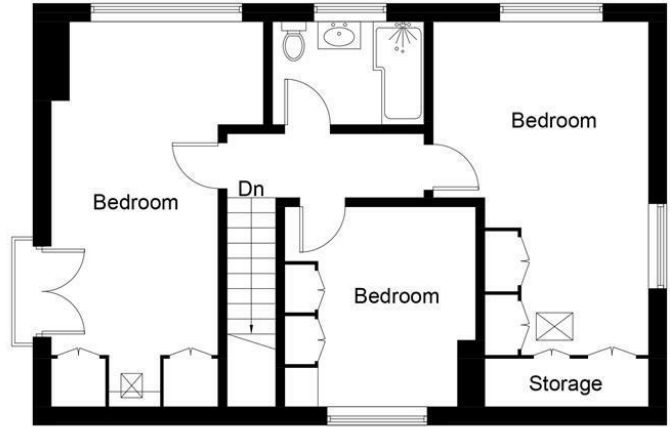


Snape Drive, BD7

Approximate Gross Internal Area = 152.2 sq m / 1638 sq ft
Garage = 21.2 sq m / 228 sq ft
Total = 173.4 sq m / 1866 sq ft

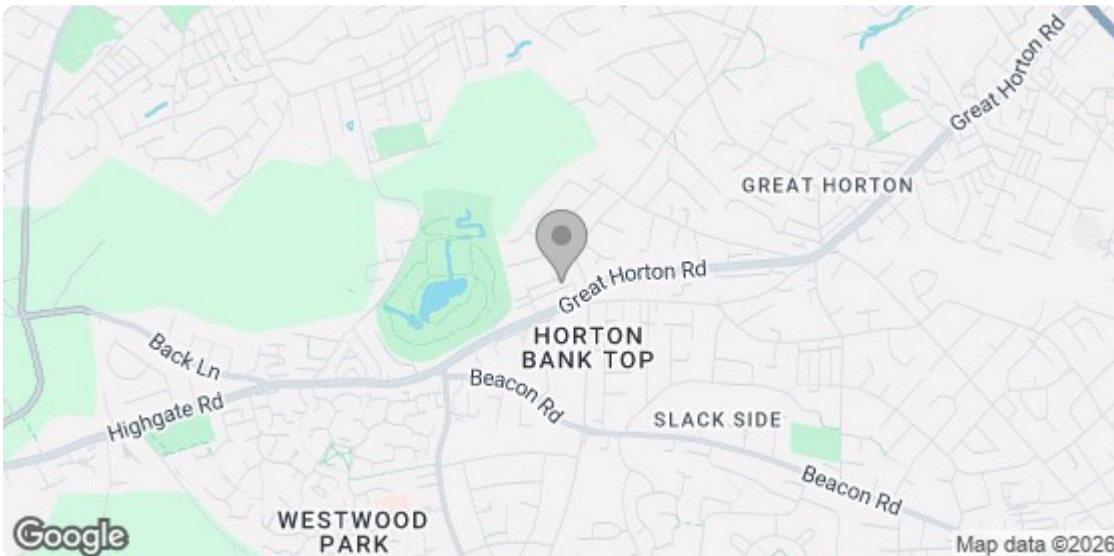


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1313924)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO₂) Rating		
	79	84

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.

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

website www.sugdensesstates.co.uk