



Frensham Grove, Horton Bank Top

£325,000

* FAMILY SIZED DETACHED * FOUR BEDROOMS * QUIET CUL-DE-SAC * POPULAR AREA *
* GARDEN * DOUBLE DRIVE * GARAGE *

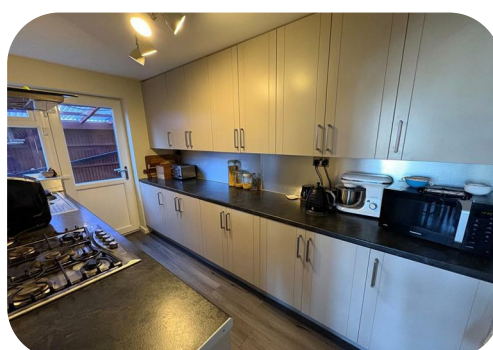
This four bedroom family sized detached home would make an excellent purchase for a young/growing family. Ideally located on this popular residential area of Horton Bank Top on a quiet cul-de-sac.

The spacious accommodation benefits from two bath/shower rooms, gas central heating, double glazing and a garage.

Within easy reach of amenities, Quora Retail Park and schools nearby.

The accommodation briefly comprises entrance hallway, kitchen, play room/bedroom four with en suite shower room. To the first floor there is a lounge, three bedrooms, w/c and a bathroom.

To the outside there is a garden to the rear, together with a double driveway leading to a integral garage.





Entrance

With wood floor and storage cupboard.

Dining Room

16'2" x 10'11" (4.93m x 3.33m)

With radiator, double glazed window and wood floor.

Kitchen

11'8" x 6'4" (3.56m x 1.93m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge, double glazed window. External door leads to a covered/outdoor area for useful storage etc.

Play Room / Bedroom Four

17'9" x 8'2" (5.41m x 2.49m)

With radiator and double glazed window.

Wet Room

Modern suite comprising walk-in shower, low suite wc, vanity sink unit, underfloor heating and extractor fan.

First Floor

With radiator.

Lounge

16'4" x 15' (4.98m x 4.57m)

With living flame gas fire in fireplace surround, radiator and double glazed window with a stunning panoramic view.

Bedroom Three

11'6" x 6'3" (3.51m x 1.91m)

With radiator, double glazed window and storage cupboard.

Bedroom Two

10'9" x 9'5" (3.28m x 2.87m)

With radiator and double glazed window.

Bathroom

Two piece suite comprising panelled bath with shower over, wash basin, radiator and double glazed window.





WC

With low suite wc, radiator and double glazed window.

Bedroom One

12'9" x 12' (3.89m x 3.66m)

With modern sliding door wardrobes and bi-fold doors to rear garden.

Exterior

To the outside there is a lawned and patio garden to the rear with borders and shrubs, together with a double driveway leading to an integral garage. Side door leads to a covered/outdoor area for useful storage etc.

Directions

From our office Head towards Gothic St, after 1.8 miles turn left onto Hollingwood Ln, left onto Frensham Dr, turn left to stay on Frensham Dr, continue straight onto Frensham Grove.

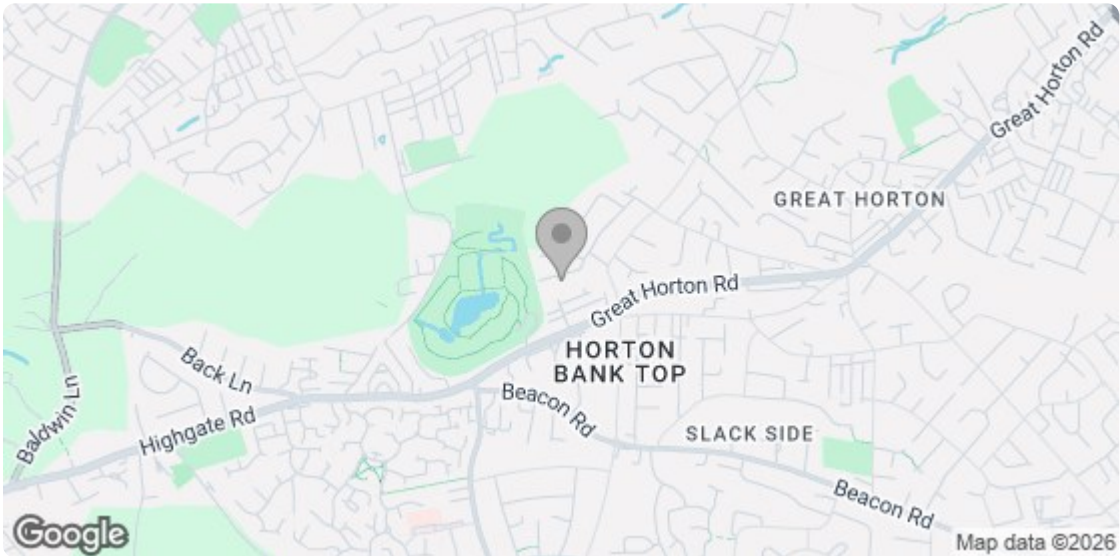
TENURE

FREEHOLD

Council Tax Band

D / Bradford





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 (CO ₂) Rating		

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.

