



**Ewart Street, Great Horton,**

**£55,000**

\* TERRACE \* TWO BEDROOMS \* REQUIRES MODERNISATION \* OVER THREE FLOORS \*  
\* SMALL FRONT GARDEN \* CLOSE TO AMENITIES \*

This Two bedroom terrace property is ideally located for amenities, shops and local schools. The property requires modernisation throughout and benefits from accommodation over three floors. Briefly comprising of a vestibule, open plan lounge/kitchen, cellar, two first floor bedrooms, wc and bathroom. There is a further attic occasional room.

Small garden frontage. All services / appliances have not, and will not be tested.



## Entrance Vestibule

## Open Plan Lounge/Kitchen

17'9" x 15'4" (5.41m x 4.67m)

Kitchen area has wall and base units incorporating sink unit, double glazed window.

## Cellar

## First Floor

### Bedroom One

11'7" x 11'6" (3.53m x 3.51m)

With double glazed window.

### Bedroom Two

8'7" x 7'2" (2.62m x 2.18m)

With double glazed window.

## Bathroom

Two piece suite comprising panelled bath and pedestal wash basin.

## Separate WC

With low suite wc.

## Second Floor

### Occasional Attic Room

16'2" x 11'8" (4.93m x 3.56m)

With velux window.

## Exterior

There is a small garden to the front of the property.

## Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 in the direction of Bradford for 2.6 miles, turn right onto Ewart St and the property will be seen displayed via our For Sale board.

## Services

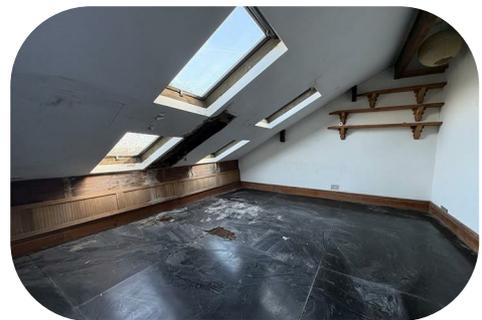
Please note that all services / appliances have not, and will not be tested.

## 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		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
		77			20
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@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)