



**Beldon Lane, Horton Bank Top,
Offers In Excess Of £200,000**

*** DETACHED BUNGALOW * TWO BEDROOMS * IMMACULATE * MODERN KITCHEN & BATHROOM *
* LANDSCAPED GARDENS * DRIVE * GARAGE ***

This immaculate and recently built two bedroom detached bungalow would appeal to a number of buyers, in particular anybody downsizing.

Boasting a modern fitted kitchen, four piece bathroom, media wall unit and garden to the rear.

The well presented property is within easy reach of amenities, shops and local schools.

The accommodation briefly comprises kitchen, lounge, two bedrooms and a house bathroom.

To the outside there is a landscaped paved, decked and artificial lawn to the rear with a driveway leading to a garage.



Kitchen

11'4 x 6'2 (3.45m x 1.88m)

Modern fitted wall and base units with Oak work surface, Stainless Steel sink unit and tiled splashback. Oven, gas hob and extractor fan over. Integrated fridge freezer and washing machine. Feature central heating radiator and double glazed window.

Lounge

13'6 x 13 (4.11m x 3.96m)

Modern media wall unit with electric fire, central heating radiator and bi-folding doors leading to the rear garden.

Bedroom One

8'4 x 9'9 (2.54m x 2.97m)

Built in wardrobes, central heating radiator and double glazed window.

Bedroom Two

10 x 8'3 (3.05m x 2.51m)

Built in wardrobes, central heating radiator and double glazed window.

Bathroom

Modern four piece suite comprising of; low flush WC, hand wash basin, panel bath and walk in shower. Tiled floor and walls, heated towel rail and double glazed window.

Outside

Detached garage with driveway leading to. Decking area, patio and artificial lawn.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
	81	100			
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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