



Southmere Crescent, Great Horton,

£149,950

* EXTENDED INNER TOWN HOUSE * THREE BEDROOMS * TWO RECEPTION ROOMS *
* GARDENS * PARKING * CUL-DE-SAC GREAT STARTER HOME *

A fantastic opportunity for either first time buyer or young family to purchase this extended three bedroom inner town house.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, dining room, fitted kitchen, three first floor bedrooms and a house bathroom with white suite.

To the outside there is a driveway to the front and a garden to the rear.



Entrance

With radiator.

Lounge

11'5" x 11'2" (3.48m x 3.40m)

With black glass electric fire, radiator.

Kitchen

10'4" x 6'7" (3.15m x 2.01m)

With wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, plumbing for auto washer.

Dining Room

15'9" x 10'3" (4.80m x 3.12m)

With radiator and store cupboard.

First Floor Landing

Bathroom

White three piece suite.

Bedroom One

10'3" x 11'1" (3.12m x 3.38m)

With radiator.

Bedroom Two

10'7" x 8'8" (3.23m x 2.64m)

With radiator.

Bedroom Three

7'3" x 5'2" (2.21m x 1.57m)

With radiator.

Exterior

To the outside there is a driveway to the front and a garden to the rear.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after 2.7 miles turn right onto Southfield Ln, turn right onto Southmere Rd, right onto Southmere Cres and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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