Sugdens
Sales & Lettings

Hollingwood Lane, Horton Bank Top,

£165,000

* END TERRACE * THREE BEDROOMS * POTENTIAL TO EXTEND (stpp) * LARGE GARDEN PLOT *
* FAMILY SIZED * CLOSE TO AMENITIES * DRIVEWAY *

This three bedroom end terrace house offers family sized accommodation on a large garden plot.
The property would make an excellent purchase for a number of buyers and offers potential to extend (STPP)
Within easy reach of amenities, shops, Quora retail park and local schools.
Benefits from gas central heating, upvc double glazing and briefly comprises entrance vestibule, lounge, kitchen, cellar, three first floor bedrooms and a modern house bathroom.
To the outside there are good sized gardens to three sides, together with driveway.

Entrance Vestibule

Lounge
16'6" x 16'2" (5.03m x 4.93m)
With living flame gas fire in fireplace surround, radiator, double glazed window.

Cellar
Useful storage.

Kitchen
9'1" x 7'5" (2.77m x 2.26m)
With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, cooker, plumbing for auto washer, double glazed window.

First Floor
With loft access and radiator.

Bedroom One
11'2" x 10'9" (3.40m x 3.28m)
With radiator and double glazed window.

Bedroom Two
10'7" x 6' (3.23m x 1.83m)
With radiator and double glazed window.

Bedroom Three
7'6" x 7'8" (2.29m x 2.34m)
With radiator and double glazed window.

Bathroom
Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator, double glazed window, useful storage.

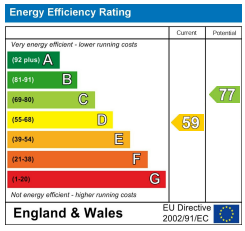
Exterior
To the outside there is a lawned garden to the rear, patio to the front and a driveway providing off-road parking.

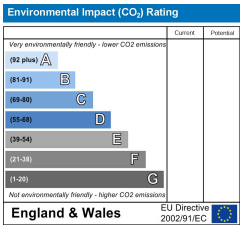
Directions
From our office on Queensbury High Street head towards Gothic St, continue to follow A647 towards Bradford for 1.8 miles, turn left onto Hollingwood Ln and the property will be seen displayed via our For Sale board.

TENURE
FREEHOLD

Council Tax Band
B / 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.





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