Sugdens
Sales & Lettings

Poplar Avenue, Horton Bank Top,

£220,000

* * SEMI DETACHED * * FOUR BEDROOMS * * OVER THREE FLOORS * * CUL-DE-SAC SETTING * *
* * TWO BATHROOMS * * CONSERVATORY * * GARDENS & PARKING * * VIEWS FROM LOUNGE **

Spacious family sized home offering accommodation over three floors.
This four bedroom semi detached home would make an ideal purchase for a number of buyers.
Situated on this cul-de-sac location and within easy reach of amenities, shops and local schools.
Benefits from two bath/shower rooms, conservatory, gas central heating, double glazing and a garden to the rear.
The accommodation briefly comprises entrance vestibule, bedroom and en suite shower room. To the first floor there is a lounge, dining kitchen and a conservatory. There are three second floor bedrooms, a house bathroom and useful boarded loft with further potential.

Entrance
Radiator.

Bedroom Four
Built in storage and radiator.

En Suite
Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

First Floor Landing

Lounge
11'7" x 16'6" (3.53m" x 5.03m")
Electric fire and radiator.

Dining Kitchen
15'3" x 8'5" (4.65m" x 2.57m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer and radiator.

Conservatory
9'1" x 10'8" (2.77m" x 3.25m")
Upvc door leading to rear.

Second Floor Landing & Access to Loft Area
Access to useful carpeted loft / storage area with further potential subject to permissions.

Bedroom One
13'8" x 9'3" (4.17m" x 2.82m")
Radiator.

Bedroom Two
9'2" x 11'6" (2.79m" x 3.51m")
Radiator.

Bedroom Three
8'3" x 6'9" (2.51m" x 2.06m")
Radiator.

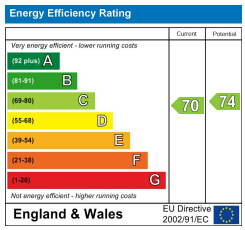
Bathroom
Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

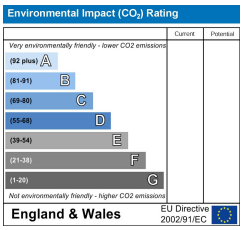
Exterior
There is a lawn and patio garden to the outside with a driveway providing off street parking.

Council Tax Band
C

Tenure
FREEHOLD

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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service