



Hardknot Close, Great Horton

£214,950

* SEMI DETACHED * THREE BEDROOMS * OCCASIONAL ATTIC ROOM * SMALL CUL-DE-SAC *
* CLOSE TO AMENITIES * MODERN KITCHEN & BATHROOM * CONSERVATORY * GARDEN * DRIVE *

This three bedroom + occasional room family sized semi detached property is situated in this small and quiet cul-de-sac location.

The property would make an excellent purchase for a Young/Growing Family and offers potential to extend (STPP).

Ideally located for amenities, shops, schools and Quora Retail Park.

Benefits from a modern fitted kitchen, house bathroom, conservatory and 19ft outhouse to the rear.

The accommodation briefly comprises entrance porch, hallway, lounge/diner, kitchen and a conservatory. There are three first floor bedrooms and a house bathroom. There is also a further attic occasional room.

To the outside there are well stocked gardens to the rear with a converted 19ft garage which is currently used as an outhouse. A driveway provides off street parking.





Entrance Porch

Entrance Hall

With radiator.

Lounge/Diner

21'3" x 11'10" (6.48m x 3.61m)

Having a wood-burning stove set in chimney breast, two radiators, double glazed window and patio doors.

Conservatory

10'4" x 7'5" (3.15m x 2.26m)

With French doors to rear.

Kitchen

8'9" x 8'1" (2.67m x 2.46m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, plumbing for auto washer, radiator, double glazed window and pantry.

First Floor

With radiator and double glazed window.

Bedroom Two

10'9" x 9'3" (3.28m x 2.82m)

With radiator and double glazed window.

Bedroom One

10'4" x 10'6" (3.15m x 3.20m)

With built in wardrobe, radiator, double glazed window.

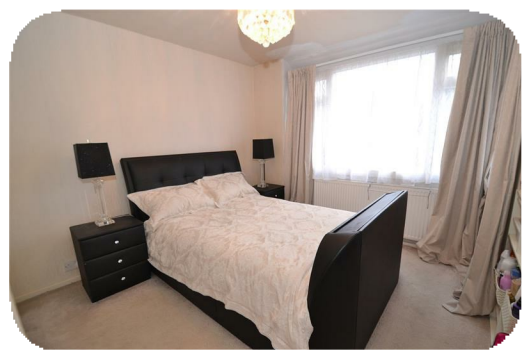
Bedroom Three

7'6" x 6'8" (2.29m x 2.03m)

Double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, towel radiator and double glazed window.





Occasional Loft Room

11'10" x 9'4" (3.61m x 2.84m)

With velux window.

Exterior

To the outside there are well stocked gardens to the rear with a converted 19ft garage which is currently used as an outhouse. A driveway provides off street parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn left onto Hollingwood Ln, turn right onto Hardknot Close and the property will be seen displayed via our For Sale board.

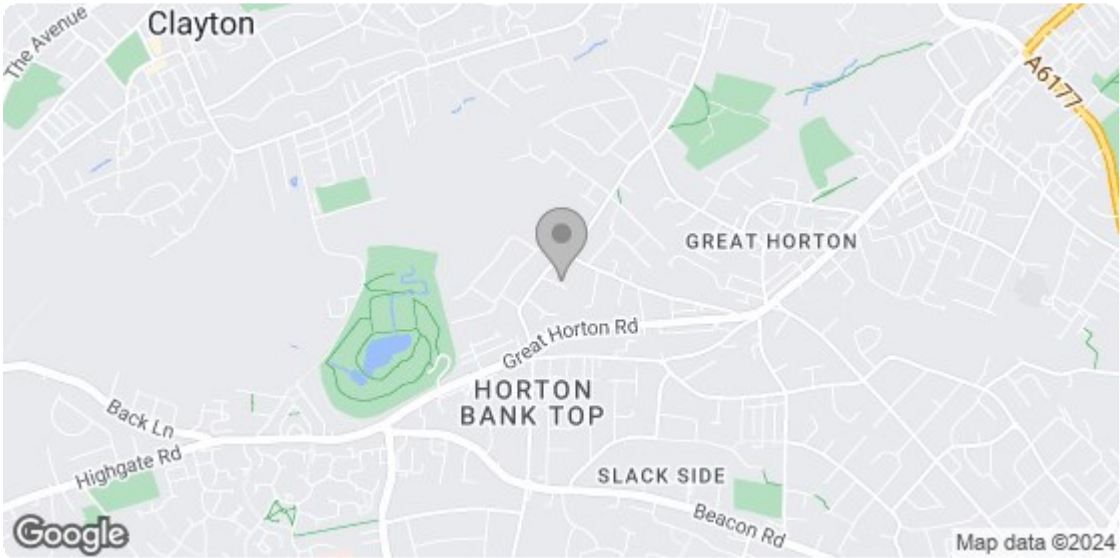
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		

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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