



Welbeck Drive, Horton Bank Top, Offers Over £180,000

* SEMI DETACHED HOUSE * THREE BEDROOMS * CORNER PLOT *
* SOUGHT AFTER LOCATION * GARDENS * DRIVE * GARAGE *

Offering family sized accommodation, is this traditional style three bedroom semi detached house.

Situated on a corner plot on this popular and sought after development the property would make an ideal purchase for a number of buyers.

Within easy reach of amenities, shops, schools and Quora Retail Park.

Benefits from both gas central heating, upvc double glazing and briefly comprises vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens front and rear, driveway and garage.



Entrance Vestibule

Central heating radiator and wooden flooring.

Lounge

13 x 12'1 (3.96m x 3.68m)

Electric fire with fireplace surround. Central heating radiator, double glazed window and wooden flooring.

Dining Kitchen

15'2 x 9 (4.62m x 2.74m)

Modern fitted wall and base units with contrasting work surface over and stainless steel sink and drainer. Electric oven, gas hob and extractor fan over. Integral fridge freezer, plumbing for washing machine and a newly installed boiler (2025). French doors leading to the rear garden and wooden flooring

First Floor Landing

Double glazed window and loft access via a pull down ladder. Spacious boarded out loft with skylight.

Bedroom One

12'2 x 9'4 (3.71m x 2.84m)

Central heating radiator and double glazed window.

Bedroom Two

10'1 x 8'8 (3.07m x 2.64m)

Central heating radiator and double glazed window.

Bedroom Three

5'4 x 9'2 (1.63m x 2.79m)

Central heating radiator and double glazed window.

Bathroom

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

External

To the front is lawned gardens and driveway providing access to a garage. To the rear is patio and AstroTurf.

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.

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	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
83	63		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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