



Cresswell Place, Horton Bank Top,

£115,000

***ATTENTION LANDLORDS SOLD WITH TENANT IN SITU* THROUGH TERRACE * THREE BEDROOMS *
NO ONWARD CHAIN * OVER THREE FLOORS *
* ENCLOSED REAR GARDEN ***

Available with no onward chain, is this delightful three bedroom inner terrace.

Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, fitted kitchen, two first floor bedrooms and house bathroom. To the second floor there is an overall attic bedroom. To the outside there is a small front garden and a yard to the rear.



Entrance Porch

Lounge

12'10" x 14'10" (3.91m x 4.52m)

With a coal effect gas stove, bay window and radiator.

Kitchen

7'10" x 10' (2.39m x 3.05m)

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

First Floor Landing

Bedroom One

11'8" x 8'9" (3.56m x 2.67m)

With built in wardrobes and radiator.

Bedroom Two

5'10" x 8'6" (1.78m x 2.59m)

With radiator and access to attic bedroom.

Bathroom

Three piece white suite.

Second Floor

Attic Bedroom Three

12'1" x 9'9" (3.68m x 2.97m)

With velux skylight, radiator and built in wardrobe.

Exterior

To the outside there is a small garden to the front and an enclosed yard to the rear.

Directions

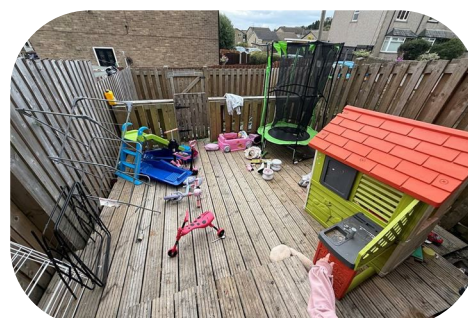
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.8 miles, turn right onto Old Rd, right onto Cresswell Place and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

A / 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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) 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			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@sugdensesates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesates.co.uk
website www.sugdensesates.co.uk