



Hollybank Gardens, Horton Bank Top,

£149,950

* SEMI DETACHED * TWO BEDROOMS * SMALL CUL-DE-SAC *
* CLOSE TO AMENITIES * GARDENS * DRIVEWAY *

Two bedroom semi detached property in this small cul-de-sac location.

The property would make an excellent purchase for a number of buyers and is ideally located for shops, amenities, local schools and Quora retail park.

Briefly comprises entrance vestibule, lounge, dining kitchen, two first floor bedrooms and a house bathroom. To the outside there are lawned gardens to front and rear, together with driveway providing off street parking.



Entrance Hall

With radiator.

Lounge

17'8" x 10'9" (5.38m x 3.28m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Kitchen

9'1" x 5'7" (2.77m x 1.70m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator, double glazed window and pantry.

First Floor

Bedroom One

15'8" x 9'5" (4.78m x 2.87m)

With radiator and double glazed window.

Bedroom Two

11'4" x 7'8" (3.45m x 2.34m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are lawned gardens to both front and rear, together with a driveway providing off-road parking.

Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 in the direction of Bradford for 2.2 miles, turn left onto Hollybank Rd, left onto Hollybank Gardens, turn right to stay on Hollybank Gardens 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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential	Rating	Current	Potential	Rating
		Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
		(92 plus) A			(92 plus) 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 EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

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