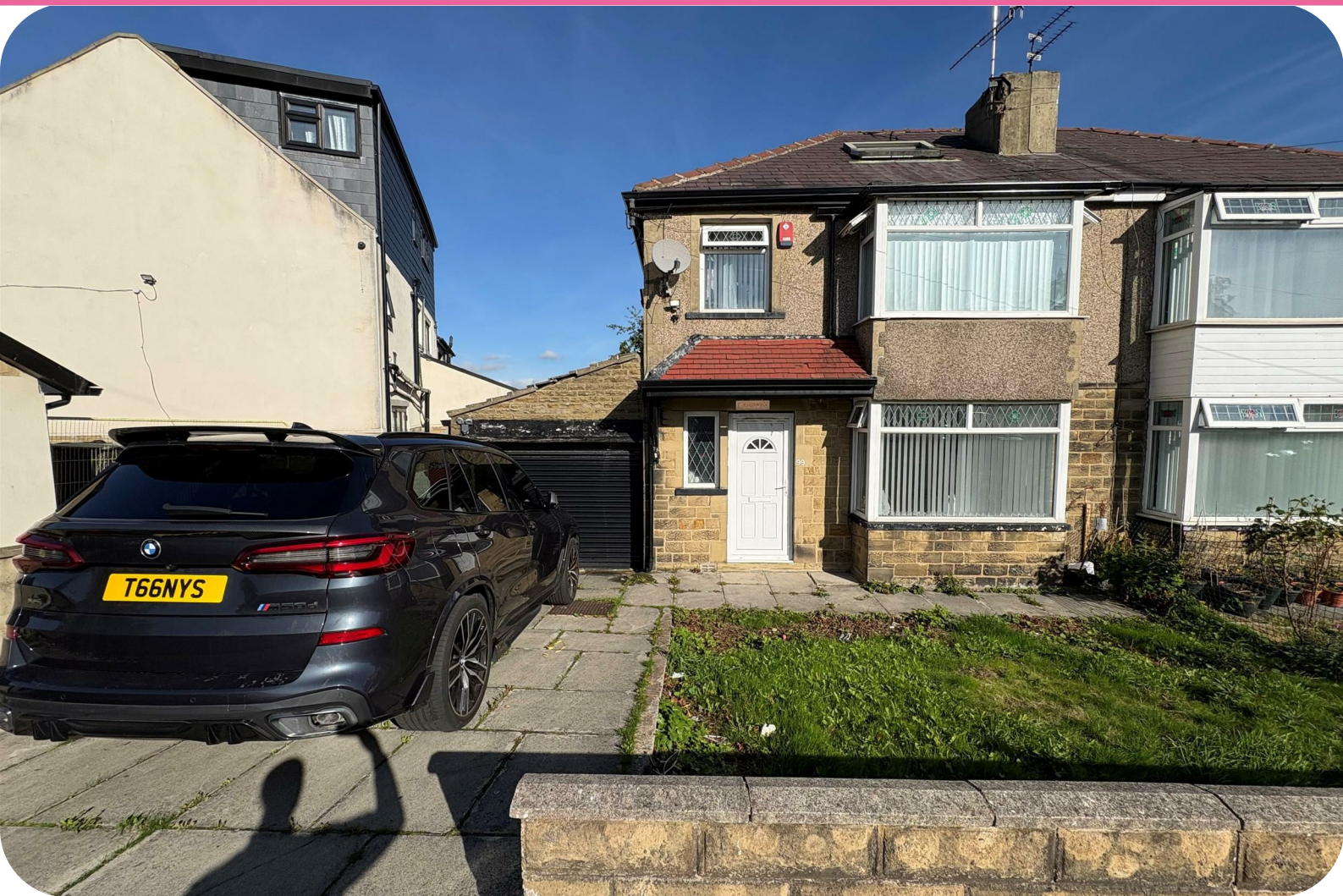




Poplar Grove, Horton Bank Top,

£200,000

* SEMI DETACHED HOUSE * THREE BEDROOMS * TWO RECEPTION ROOMS * IDEAL FTB *
* POPULAR LOCATION * CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

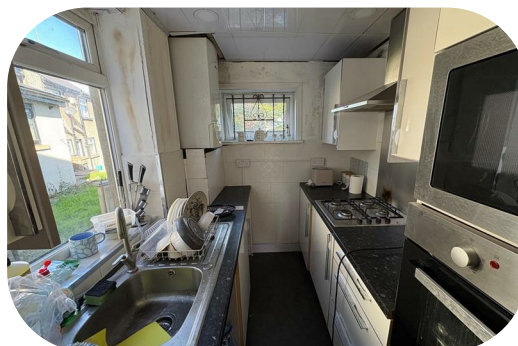
Three bedroom semi detached property situated in a popular location.

Having two reception rooms, gas central heating, double glazing, garden, driveway and garage.

The property would make an excellent purchase for a FTB/Young/Growing Family situated within easy reach of amenities, shops and local schools.

The accommodation briefly comprises entrance hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, together with a driveway leading to an integral garage.



Entrance Hall

With understairs storage, radiator.

Lounge

12'6" x 11'8" (3.81m x 3.56m)

With fireplace surround, radiator and double glazed window.

Dining Room

11'8" x 13'1" (3.56m x 3.99m)

With radiator and double glazed window.

Kitchen

10'9" x 6'4" (3.28m x 1.93m)

With fitted wall and base units incorporating stainless steel sink unit, oven, hob, integrated microwave, plumbing for auto washer, radiator and double glazed window.

First Floor Landing

With double glazed window. Access to loft via a pull down ladder.

Bedroom Two

10'8" x 10'4" (3.25m x 3.15m)

With radiator and double glazed window.

Bedroom One

10'7" x 9'7" (3.23m x 2.92m)

With built in wardrobe, radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

Bedroom Three

7'9" x 6' (2.36m x 1.83m)

With radiator and double glazed window.

Occasional Attic Room

With velux window. Accessed via a pull down ladder.

Exterior

To the outside there are gardens, driveway and integral garage.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 for

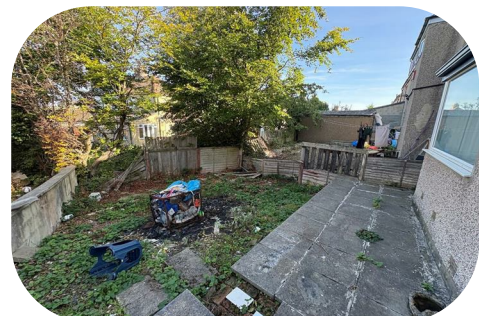
1.8 miles towards Bradford, turn right onto Old Rd, at the roundabout take the 3rd exit onto Poplar Grove.

TENURE

FREEHOLD

Council Tax Band

C / 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		
(92-100) A			(82-100) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(29-54) 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@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