



## Bartle Lane, Great Horton,

**£169,950**

\* SEMI DETACHED \* THREE BEDROOMS \* CLOSE TO AMENITIES \* GARDENS FRONT & REAR \*  
\* DRIVEWAY \* CAR PORT \* GARAGE \* OUTBUILDINGS \*

This three bedroom semi detached property would make an ideal purchase for a number of buyers.

Ideally located within walking distance of amenities, shops and local schools.

The property benefits from gas central heating, double glazing, garage and gardens.

The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, three first floor bedrooms and a shower room. To the outside there are gardens to both front and rear with useful outbuildings and a driveway leading to a carport and garage.



## Entrance Vestibule

With radiator.



## Lounge/Diner

25'7" x 11'3" (7.80m x 3.43m)

With living flame gas fire in fireplace surround, two radiator, double glazed bay window.



## Kitchen

10'8" x 7'4" (3.25m x 2.24m)

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

## First Floor Landing

### Bedroom One

11'1" x 9'9" (3.38m x 2.97m)

With fitted wardrobes, radiator, double glazed window.



### Bedroom Two

10'10" x 9'2" (3.30m x 2.79m)

With radiator and double glazed window.

### Bedroom Three

7'8" x 6'9" (2.34m x 2.06m)

With radiator and double glazed window.



### Shower Room

Three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator and double glazed window.



### Exterior

To the outside there are low maintenance gardens with useful outbuilding, car port and garage.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 2.2 miles, turn left onto Hollybank Rd, right onto Bartle Ln and the property will shortly 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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