



Bray Close, Horton Bank Top, Offers In The Region Of £175,000

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

Tucked away in the corner of this small and quiet cul-de-sac location, is this two bedroom semi detached bungalow. Will make an ideal purchase for a number of buyers and is within easy reach of its amenities, shops, doctors, and excellent bus routes.

Benefits from gas central heating, double glazing and superb gardens.

The accommodation briefly comprises entrance porch, hallway, lounge, kitchen, dining room, bedroom and a shower room. To the first floor there is a further second bedroom.

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



Entrance Porch

With radiator.

Hall

With radiator.

Kitchen

10'7" x 6'7" (3.23m x 2.01m)

With fitted wall and base units incorporating stainless steel sink unit, complementary work surfaces, tiled splashback, cooker, plumbing for auto washer, plumbing for dishwasher, breakfast bar, radiator, double glazed window.

Lounge

12' x 12' (3.66m x 3.66m)

With electric fire, radiator, French doors to rear garden.

Dining Room

12' x 9'6" (3.66m x 2.90m)

With radiator and double glazed window.

Bedroom One

10'11" x 11'9" (3.33m x 3.58m)

With radiator and double glazed window.

Shower Room

Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

First Floor

Bedroom Two

16'5" x 9'9" (5.00m x 2.97m)

With built in storage, velux window.

Exterior

To the outside there is a driveway leading to a detached garage, together with a lawned and patio garden with borders and shrubs.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.7 miles, turn right onto Great Horton Rd, right to stay on Great Horton Rd, Great Horton Rd turns left and becomes Bray Close where the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

B



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.

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 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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