Sugdens
Sales & Lettings

Frensham Drive, Horton Bank Top,

Offers Over £180,000

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * POPULAR LOCATION *
* IDEAL FTB/DOWNSIZERS * PLEASANT CUL-DE-SAC * GARDEN * PARKING * GARAGE *

This two bedroom semi-detached bungalow offers excellent potential and would make an ideal purchase for a variety of buyers, including first-time purchasers, investors and those looking to downsize.

The accommodation benefits from gas central heating, double glazing and briefly comprises entrance porch, hallway, kitchen, lounge, two well-proportioned bedrooms and a bathroom.

Situated in the popular residential area of Horton Bank Top and occupying a pleasant cul-de-sac position, the property is conveniently placed for a range of local amenities, schools and transport links.

Externally, the property enjoys a rear garden, together with a driveway providing off-road parking leading to a single garage at the rear.

Entrance Porch

Hallway
With radiator, built in storage cupboard and loft access.

Lounge
17'2" x 10'8" (5.23m x 3.25m)
With electric fire in fireplace surround, radiator and double glazed window.

Kitchen
12'9" x 7'3" (3.89m x 2.21m)
Having a range of wall and base units incorporating sink unit, cooker, plumbing for auto washer, radiator and double glazed window.

Bedroom One
11'6" x 10'4" (3.51m x 3.15m)
With radiator, double glazed window.

Bedroom Two
10'6" x 8'4" (3.20m x 2.54m)
With radiator and double glazed window.

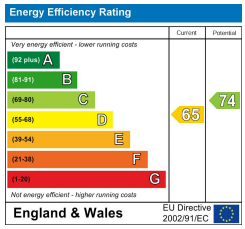
Bathroom
Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

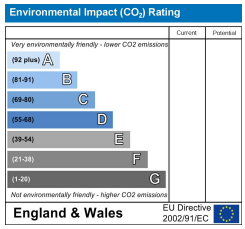
Exterior
To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.

Directions
From our office on Queensbury High Street head toward Gothic St, continue to follow A647 towards Bradford for 1.8 miles, turn left onto Hollingwood Ln, left onto Frensham Dr, turn right to stay on Frensham Dr, turn left to stay on Frensham Dr and the property will be seen displayed via our For Sale board.

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.

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