



Knights Fold, Great Horton,

£62,500

**** IDEAL FTB/INVESTOR ** WELL PRESENTED ** CLOSE TO AMENITIES ****

Immaculately presented one bedroom end terrace property which is located in this popular location.

Having easy access for shops, amenities and bus routes.

The property would make an excellent purchase for a FTB/Investor.

Briefly comprising open plan lounge/kitchen, first floor bedroom and a house bathroom.

To the outside there is a small garden frontage.



Of probable appeal to the first time buyer or investor, is this one bedroom end terrace.

Immaculately presented and situated in a popular location.

Having easy access for shops, amenities and bus routes.

Briefly comprising open plan lounge/kitchen, first floor bedroom and a house bathroom.

To the outside there is a small garden frontage.

Open Plan Lounge / Kitchen

16'10" x 13'3" (5.13m x 4.04m)

Having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, plumbing for auto washer, cooker hood and part tiling, radiator

Cellar

First Floor

With storage cupboard.

Bedroom One

13'3" x 9'6" (4.04m x 2.90m)

With radiator.

Bathroom

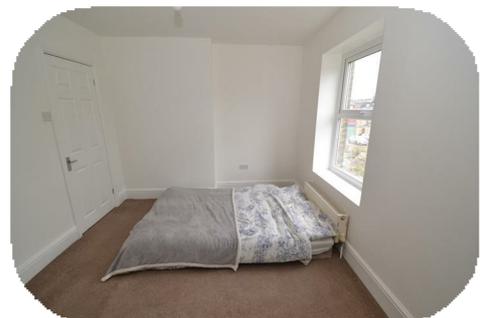
Comprising bath, pedestal wash basin, low suite wc, part tiled walls and radiator.

Exterior

To the outside there is a low maintenance garden to the front.

Directions

From our office on Queensbury High Street, head east on High St/A647 towards Gothic St, continue to follow A647 for 2.7 miles, turn right onto Southfield Ln, left onto Knight's Fold and the property will shortly be seen displayed via our For Sale board.



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	
Current	Potential	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 <small>Not energy efficient - higher running costs</small>		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F 11-20 G <small>Not environmentally friendly - higher CO₂ emissions</small>	
	87		
	52		
England & Wales <small>EU Directive 2002/91/EC</small>		England & Wales <small>EU Directive 2002/91/EC</small>	

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