



Lawrence Drive, Horton Bank Top,

£199,950

*** SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * IDEAL FTB/FAMILY ***

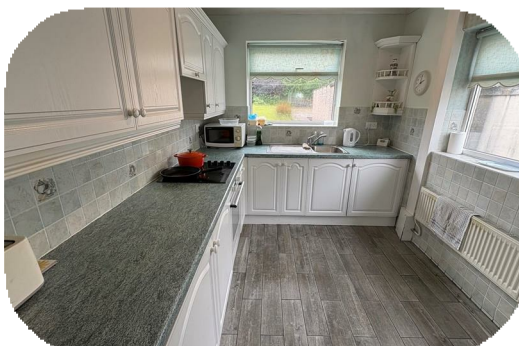
*** CLOSE TO AMENITIES * GARDEN * DRIVE * GARAGE * NO CHAIN ***

Offered with NO ONWARD CHAIN is this three bedroom semi detached.

Situated in the sought after location of 'Horton Bank Top' and within easy reach of amenities, shops and local schools. The property would appeal to a FTB/young/growing family and benefits from gas central heating, double glazing, gardens and garage.

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

To the outside there is a lawned and patio garden to the front and rear, together with a driveway leading to a single garage.



Entrance Hall

Lounge

11'9" x 14'2" (3.58m x 4.32m)
With a living flame gas fire in fireplace surround, radiator and double glazed window.

Kitchen

12'10" x 7'9" (3.91m x 2.36m)
Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob, extractor, radiator, double glazed window, pantry and tiled floor.

Dining Room

9'7" x 12'2" (2.92m x 3.71m)
With radiator and French doors to rear.

First Floor

With double glazed window.

Bedroom One

14' x 10'9" (4.27m x 3.28m)
With radiator and double glazed window.

Bedroom Two

12'2" x 9'3" (3.71m x 2.82m)
With radiator and double glazed window.

Bedroom Three

6'9" x 8'3" (2.06m x 2.51m)
With radiator and double glazed window.

Bathroom

Two piece suite comprising panelled bath, pedestal wash basin, radiator and double glazed window.

Separate WC

With low suite wc.

Exterior

To the outside there is a lawned and patio garden, driveway and single garage.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.8 miles, turn right onto Old Rd, at the roundabout take the 3rd exit onto Poplar Grove, right onto Lawrence Dr and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



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		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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