



**Ascot Drive, Horton Bank Top,**

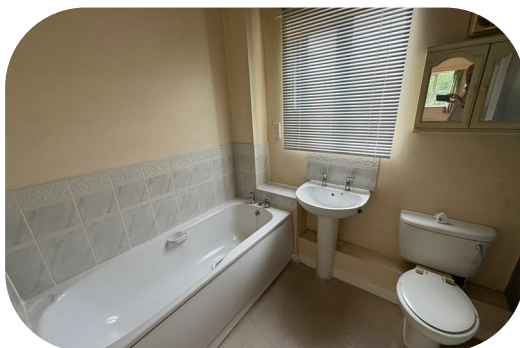
**£170,000**

\*\* PUBLIC NOTICE - 95 Ascot Drive, BD7 4PN. We are acting in the sale of the above property and have received an offer of £164,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place EPC Rating: 'C' \*\*

\* SEMI DETACHED \* THREE BEDROOMS \* CLOSE TO AMENITIES \*  
\* GARDEN \* DRIVEWAY PARKING \*

Situated in this desirable and sought after location is this three bedroom semi detached home.

The property would make an ideal home for a FTB/young couple/family and is ideally located for amenities, schools and bus routes. The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, wc, three first floor bedrooms and a house bathroom. To the outside there is a lawned garden to the rear and a driveway which provides off street parking.



## Entrance Vestibule

### Lounge

13' x 12'9" (3.96m x 3.89m)

With double glazed window and understairs storage.

### Dining Kitchen

16'4" x 13'8" (4.98m x 4.17m)

With fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer, cooker point, two double glazed windows.

### WC

Two piece suite comprising low suite wc, pedestal wash basin and double glazed window.

### Rear Vestibule

With door to rear.

### First Floor

With double glazed window and useful storage.

### Bedroom One

13'3" x 8'9" (4.04m x 2.67m)

With built in wardrobe and double glazed window.

### Bedroom Two

8'9" x 14' (2.67m x 4.27m)

With double glazed window.

### Bedroom Three

9'3" x 7'1" (2.82m x 2.16m)

With double glazed window.

### Bathroom

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

### Exterior

To the outside there is a garden to the rear and a driveway providing off-road parking.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 1.5 miles, turn right onto Cooper Ln/B6380, left onto Beacon Rd/B6380, go through the roundabout, turn left onto Ascot Dr and the property will shortly 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(13-38) <b>F</b>		(13-38) <b>F</b>	
(1-12) <b>G</b>		(1-12) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
	85		
	71		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>England &amp; Wales</b>	EU Directive 2002/91/EC

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)