



**Southmere Crescent, Great Horton,**

**£139,950**

\* TOWN HOUSE \* THREE BEDROOMS \* MODERN KITCHEN & BATHROOM \* NO CHAIN \*  
\* CUL-DE-SAC LOCATION \* CURRENTLY TENANTED @ £700 PCM \*

Of interest to the first time buyer or young family, is this delightful three bedroomed inner town house. Benefits from gas central heating, upvc double glazing and briefly comprises entrance, lounge, modern fitted dining kitchen, three first floor bedrooms and a modern house bathroom with white suite.

To the outside there are gardens and parking.



## Entrance

## Lounge

11'4" x 13'1" (3.45m x 3.99m)

With radiator.

## Dining Kitchen

10'4" x 16'1" (3.15m x 4.90m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, integrated fridge freezer, plumbing for auto washer, radiator, store cupboard..

## First Floor Landing

## Bedroom One

11'6" x 10'3" (3.51m x 3.12m)

With radiator.

## Bedroom Two

10'5" x 9'1" (3.18m x 2.77m)

With radiator.

## Bedroom Three

8'6" x 5'5" (2.59m x 1.65m)

With radiator.

## Bathroom

Three piece modern house bathroom, tiled walls and heated towel rail.

## Exterior

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

## PLEASE NOTE

The photos were taken prior to the property being tenanted.

## Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647, turn right onto Southfield Ln, turn right onto Southmere Rd, right onto Southmere Cres and the property will be seen displayed via our For Sale Board.

## TENURE

FREEHOLD

## Council Tax Band

B



**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 |                         |
| A (92-101)                                  |                         | A (92 plus)   |                         |
| B (81-91)                                   |                         | B (81-91)   |                         |
| C (69-80)                                   |                         | C (69-80)   |                         |
| D (55-68)                                   |                         | D (55-68)   |                         |
| E (39-54)                                   |                         | E (39-54)   |                         |
| F (13-38)                                   |                         | F (13-38)   |                         |
| G (1-12)                                    |                         | G (1-12)  |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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