



South View, Horsforth,

£285,000

**** END TOWN HOUSE ** THREE BEDROOMS ** SPACIOUS LOUNGE/DINING-ROOM **
** CUL-DE-SAC LOCATION ** MODERN FITTED KITCHEN ** GARDENS & GARAGE ****

Occupying a popular cul-de-sac position in Horsforth is this much loved three bedroom end town house. Benefits gas central heating upvc double glazing and alarm system. The well presented accommodation briefly comprises entrance, lounge, dining area, fitted kitchen, three first floor bedrooms and a white house bathroom. Outside are gardens an off site garage.



Entrance

Lounge

15' x 11'9" (4.57m x 3.58m)

With radiator, exposed floorboards, store cupboard.

Dining Area

11'10" x 7'6" (3.61m x 2.29m)

With radiator and patio doors to rear garden.

Kitchen

10'3" x 7'3" (3.12m x 2.21m)

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integral fridge, freezer and dishwasher, part tiled walls and radiator.

First Floor Landing

Bedroom One

14'9" x 8'9" (4.50m x 2.67m)

With radiator.

Bedroom Two

11' x 8'10" (3.35m x 2.69m)

With radiator.

Bedroom Three

8'10" x 6' (2.69m x 1.83m)

With radiator.

Bathroom

Three piece white suite, part tiled walls and radiator.

Exterior

To the outside there are gardens to both front and rear, together with an off-site garage.

Directions

From our office in Idle village head south-east on The Green towards Hampton Pl, The Green turns left and becomes Albion Rd, turn right onto Leeds Rd/A657, continue to follow A657 for 0.3 miles, continue straight onto New Line/A657, continue to follow A657 for 2 miles, turn left onto Horsforth New Rd/Ring Rd/A6120, continue for 0.9 miles, at the roundabout take the 3rd exit onto New Rd Side/A65, left onto Regent Ave, left onto South View and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C

PLEASE NOTE

This property has a video tour. This video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs.

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		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	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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