



Hill End Grove, Horton Bank Top,

£140,000

****SEMI-DETACHED**THREE BEDROOMS**TWO RECEPTION ROOMS** CUL-DE-SAC****

Situated on this small and popular cul-de-sac location is this three bedroom semi detached property. Having two reception rooms and boasting a MODERN FITTED KITCHEN and house bathroom, the property would appeal to a FTB/Young Family/Couple. Within WALKING DISTANCE OF AMENITIES, shops, schools and excellent bus routes. The accommodation briefly comprises of a hallway, lounge, dining room, kitchen, three first floor bedrooms, wc, and house bathroom. To the outside there are GARDENS to both FRONT AND REAR and a DRIVEWAY leading to a single OVERSIZED GARAGE. Private pedestrian access at rear to Great Horton Road and transport links.



Situated on this small and popular cul-de-sac location is this three bedroom semi detached property. Having two reception rooms and boasting a modern fitted kitchen and house bathroom, the property would appeal to a FTB/Young Family/Couple. Within walking distance of amenities, shops, schools and excellent bus routes. The accommodation briefly comprises of a hallway, lounge, dining room, kitchen, three first floor bedrooms, wc, and house bathroom. To the outside there are gardens to both front and rear and a driveway leading to a single oversized garage. Private pedestrian access at rear to Great Horton Road and transport links.



Reception hall

With gas central heating radiator and two storage cupboards

Lounge

14'7" x 10'11" (4.45m x 3.33m)

With coal effect electric fire with feature fireplace surround and gas central heating radiator.



Kitchen

15'4" x 8'3" (4.67m x 2.51m)

With white wall and base units, laminate sink unit, split level double oven and hob and extractor hood, integrated microwave, fridge, freezer, dishwasher, washing machine and central heating radiator.



Dining room

10'11" x 9'8" (3.33m x 2.95m)

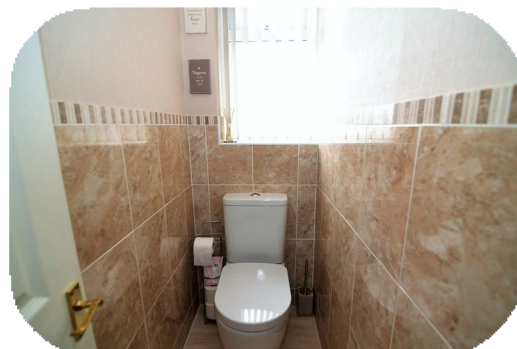
With gas central heating radiator.

Landing

Bedroom One

10'11" x 10'5" (3.33m x 3.18m)

With built in wardrobes and gas central heating radiator.



Bedroom Two

10'11" x 11'9" (3.33m x 3.58m)

With built in wardrobe and gas central heating radiator.

Bedroom Three

10'1" x 8'4" (3.07m x 2.54m)

With built in wardrobes and gas central heating radiator.

Bathroom

Two piece suite comprising: shower cubicle, vanity sink unit, tiled walls and heated towel rail and tall storage cupboard.



Separate Wc

Low flush wc, part tiled

Exterior

Garden to the front, driveway to the side leading to an oversized garage, larger garden to the rear. Private pedestrian access at rear to Great Horton Road and transport links.

Directions

From Queensbury office head east on High St/A647 towards Brighouse Rd/A644 Continue to follow A647 1.8 miles Turn left onto Hollingwood Lane Turn right onto Windermere Rd Turn right onto Hill End Grove where the property will be distinguishable by our for sale sign.

