



£1,000

THREE BEDROOM BUNGALOW in a fantastic location.

Situated close to the centre of Horsforth this property is ideally located for amenities, bars & eateries.

The property could benefit from some modernisation.

The accommodation comprises briefly: Kitchen with a range of base and wall units. Oven & plumbing for washer. The spacious hallway leads to a good size living room to the front, two bedrooms (one could be used as a dining room) and the house bathroom comprising a three piece suite.

Upstairs is a spacious landing providing ample storage space. Leading to the upstairs bedroom.

Externally to the front is a low maintenance patio garden. Gated driveway providing ample parking. To the rear is an enclosed patio and pebbled garden.

Unfurnished. No smokers. No pets.

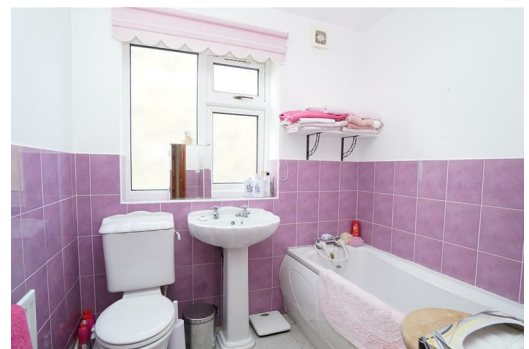
Ask us about....

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating

Rating	Score	Year
Very energy efficient - lower running costs	92-101	2015
(82-91)	82	2015
(69-80)	67	2005
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Score	Year
Very environmentally friendly - lower CO ₂ emissions	92 (plus)	2015
(81-91)	78	2015
(69-80)	63	2005
(55-68)		
(39-54)		
(21-38)		
(1-20)		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC