



**Mickledore Ridge, Horton Bank Top, BD7 4AZ**  
● Semi Detached ● Three Bedrooms ● Gardens ●  
● Parking & Garage ●  
**FREEHOLD | COUNCIL TAX BAND: B | EPC: E**  
**Priced at £135,000**

## Directions

From our office head up Thornton Road and turn left at Four Lane Ends traffic lights on to Cemetery Road. At Lidget Green traffic lights turn right on to Clayton Road. Then turn left on to Hollingwood Lane. Mickledore Ridge is the last turn on the left before you reach the junction with Great Horton Road.

## Description

DINSDALES ESTATES PRESENTS THIS THREE BEDROOM SEMI DETACHED AT HORTON BANK TOP, BD7. GREAT FAMILY HOME - ENQUIRE ONLINE TODAY!

## Information for Potential Buyers

As a buyer you will need to take into consideration that Stamp Duty maybe payable by you on any property purchase. If unsure please call our office for further details.

### Entrance Hallway 8' 10" x 2' 9" (2.696m x 0.841m)

A UPVc entrance door and side window. Laminate look flooring, smoke detector, and stairs leading to the first floor.

### Lounge 18' 11" x 11' 5" (5.777m x 3.477m)

An L shaped room with two double glazed windows, two radiators, a fire place with electric fire. Laminate look flooring and an open hatch to the kitchen, tv and internet connection.

### Kitchen 10' 10" x 8' 4" (3.290m x 2.537m)

A UPVc side door, double glazed window and feature glass block small window. A range of white wall and base units with a wood effect work surface. A stainless steel sink with mixer tap and plumbing for a washing machine and a free standing gas cooker. Lino look flooring and a Main combination gas boiler.

### First Floor Landing 7' 2" x 6' 4" (2.197m x 1.920m)

A double glazed window, loft hatch and doors to all rooms.

### Bedroom One 11' 0" x 9' 9" (3.342m x 2.969m)

A front facing bedroom with a double glazed window, radiator and built in wardrobes.

### Bedroom Two 9' 11" x 9' 5" (3.025m x 2.870m)

A rear facing bedroom with a double glazed window, radiator, built in wall cupboard and internet connection.

### Bedroom Three 6' 11" x 6' 5" (2.120m x 1.954m)

A front facing small bedroom which would make a good nursery or office with a double glazed window, radiator and stair hub.

### Bathroom 6' 8" x 5' 8" (2.026m x 1.716m)

A frosted double glazed window, a white three piece bathroom suite with bath, hand basin and toilet, part tiled walls, lino look flooring, radiator and electric over bath shower.

## Outside

To the front is a tiered garden with lawned and established plants and shrubbery. A pathway to three sides with the side having an open aspect and motion sensor security light. To the rear is an elevated lawned garden. There is a garage to the rear situated on a communal parking area.

## Utilities and Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for EE, Vodaphone, and O2.

## Local Authority

Bradford Council Tax BandB £1504.57Approx for 2023/2024. Green/Grey bin collection fortnightly on a Friday.

## Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

## Mortgage & Insurance Advice

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

[www.dinsdalesestates.co.uk](http://www.dinsdalesestates.co.uk)

Dinsdales Estates

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