

REDUCED

£290,000 Freehold



9 Hornbeam Close, Sandy Lane, West Yorkshire. BD15 9LN

- **** Unexpectedly Re-offered****
- Refurbished Modern Detached - 3 Bedrooms
- Gas Central Heating - UPVC Double Glazing
- Open Plan Sitting Room with Dining Area & Kitchen
- Family Room - Modern En-Suite Shower Room
- Driveway & Landscaped Rear Garden
- No Seller Chain



PROPERTY DESCRIPTION

****UNEXPECTEDLY RE-OFFERED****

Beautifully refurbished three bedroom detached in the popular Sandy Lane area of Allerton. The property boasts contemporary living, having a light and airy feel and benefits from gas central heating, UPVC double glazing and benefits from recently installed kitchen (2023). Briefly comprises; entrance, spacious open plan living room/dining room/kitchen and separate family room to the ground floor. Three bedrooms, family bathroom and modern en-suite to the first floor. Outside, there is a driveway and a garden to the front and enclosed landscaped garden to the rear. Offered with no Chain. Council tax band D. Internal viewing is essential to appreciate this ready to move into home.



ROOM DESCRIPTIONS

Entrance

Double glazed entrance door to the front and stairs to the first floor.

Open Plan Living Room, Dining Area & Kitchen

Living Room Area: Double glazed window to the front, radiator, coved ceiling and down lighters. Television points. Opening into ...

Dining Area: Double glazed bay window with door out into the rear garden. Radiator and coved ceiling. Opening into ...

Kitchen: Range of modern high gloss units with complementary work surface over. Bosch double oven, gas hob and extractor hood. Built in dishwasher and washer/dryer. Space for American style fridge freezer. Under cupboard lights. Central breakfast bar island with inset sink unit. Vaillant gas boiler. Bi-folding doors out into the rear garden.

Family Room

Double glazed window to the front and radiator.

First Floor

Master Bedroom

Double glazed window to the front, radiator, down lighters and wooden floor. Archway into dressing area where there are fitted wardrobes.

En-Suite Shower Room

3 piece contemporary suite in white comprising of double bowl vanity unit and low level w.c. Tiled floor and tiled walls. Heated towel rail.

Bedroom 2

Double glazed window to the rear, radiator and down lighters.

Bedroom 3

Double glazed window to the rear, radiator and built in wardrobe.

Family Bathroom

3 piece suite in white comprising of panelled bath having a mixer shower over, vanity sink unit and low level w.c. Radiator, double glazed window to the rear and shaver point. Tiled floor and part tiled walls.

Outside

Gardens

Driveway to the front and lawned area.

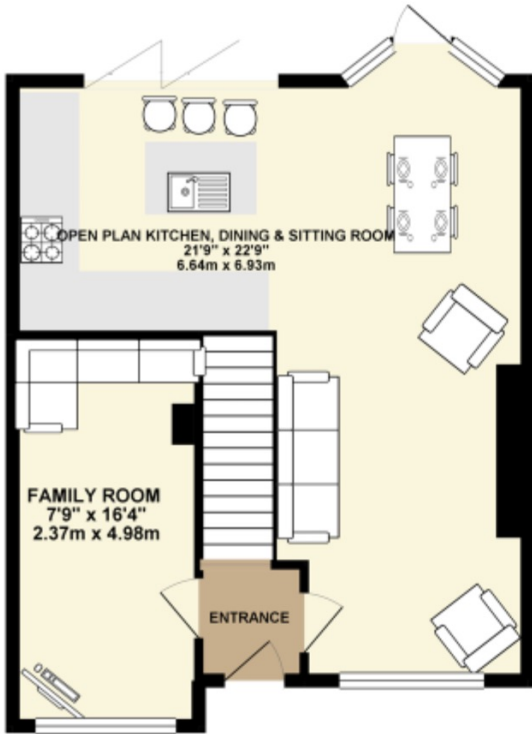
Enclosed landscaped garden to the rear having a large patio and lawned area. Fence boundaries. Gated access to the side. Electric points, outside light and garden shed.



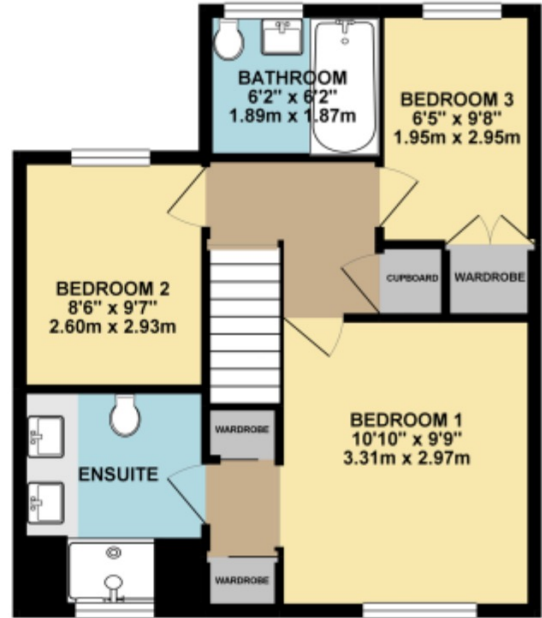
FLOORPLAN & EPC



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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