

# BLACK HORSE

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Offers in the region of £185,000

Daisy Hill, BD9



 5

Bedrooms

 2

Bathrooms

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Situated within a cul-de-sac position with planning permission, just off the popular Howarth Road, BD9, is this five bedroom semi-detached family home benefiting from a Side Entrance Porch, Entrance Hall, House Bathroom, Living Room, Family Room, Breakfast Kitchen, Three Bedroom and House Shower Room. With lawn gardens to front and rear with a large shed and detached single garage accessed to the rear. There is a driveway to the front.

## **INTRODUCTION**

Situated within a cul-de-sac position, just off the popular Howarth Road, BD9, is this three bedroom semi-detached family home benefiting from a Side Entrance Porch, Entrance Hall, House Bathroom, Living Room, Family Room, Breakfast Kitchen, Five Bedroom and House Shower Room. With lawn gardens to front and rear with a large shed and detached single garage accessed to the rear. There is a driveway to the front.

### **Side Entrance Porch**

A uPVC entrance door leads into the Side Entrance Porch. The inner side door enters into the Entrance Hall.

### **Entrance Hall**

An entrance hall providing access to the Family Room / Dining Room, Living Room and House Bathroom with staircase leading to the first floor.

### **Living Room** *4m x 5m (12.93ft x 16.83ft)*

With uPVC window to the front aspect, radiator and a gas flame fire with surround.

### **Dining Room** *3m x 3m (10.89ft x 11.42ft)*

The current owners use this space as their family room which can be used as a Dining Room if prospective purchasers wish. Benefiting from a radiator and two under stairs storage cupboards. There is an opening leading to the Modern Fitted Kitchen with Breakfast Bar.

### **Modern Fitted Kitchen** *3m x 4m (8.30ft x 13.68ft)*

An open plan style modern breakfast kitchen fitted around 1.5 years ago with uPVC window to the side and uPVC window patio door to the rear. The kitchen is fitted with a range of base and wall units, work surfaces, space for range style cooker, extractor hood above and sink with drainer.

### **House Bathroom**

A fully tiled house bathroom benefiting from bath with shower above, W/C, wash basin, radiator and uPVC opaque window to side.

## **FIRST FLOOR**

### **Landing**

The landing provides access to the first floor accommodation with airing cupboard and loft access hatch.

### **Bedroom 1** *3m x 5m (10.24ft x 16.83ft)*

A double sized bedroom with uPVC dormer window to front aspect and radiator.

### **Bedroom 1** *3m x 3m (9.15ft x 8.99ft)*

Radiator and uPVC dormer window overlooking the rear garden.

### **Bedroom 3** *3m x 3m (8.33ft x 9.15ft)*

With uPVC dormer window to the rear and radiator.

### **House Shower Room**

With shower cubicle, W/C, radiator, wash basin, tiled floor, uPVC window to rear and wooden panelling.

## SECOND FLOOR

**Bedroom 4** 5m x 2m (16.73ft x 7.22ft)

**Bedroom 5** 2m x 5m (5.91ft x 16.40ft)

## OUTSIDE

### Front Garden

To the front there is a driveway providing off-street parking and lawn gardens with borders and shrubs.

### Rear Garden

To the rear there is a large shed, fencing, lawn, patio and borders.

### Single Garage

There is a single detached garage access to the rear with up-and-over door.

## FURTHER INFORMATION

Viewing Arrangements Strictly by appointment only with the seller's agents, Black Horse Property of Shipley and Bradford. Please contact 0800 3689 689 or email [sales@blackhorseproperty.com](mailto:sales@blackhorseproperty.com) to arrange a suitable time to view. Directions Leave Our Office and turn left onto Gillington Road, Head straight till you turn left onto Toller Lane. Head Straight and take left at Haworth Road. Take left just after Shell Petrol Station ... The property... will be on the left hand side Energy Rating The energy efficiency rating for this property is ?. A full copy of the energy performance certificate for this property is available on request or online at [www.epcregister.com](http://www.epcregister.com). Services, Fixtures & Fittings All main services are believed to be connected to the property. All fixtures and fittings are to be confirmed via solicitors. Tenure The property is understood to be freehold. This should be checked and verified by your solicitor. Council Tax Band This property has been placed in Band ?. According to Bradford Metropolitan District Council online the 2019/20 council tax rate is approximately ???. Making an offer - pricing recommendations All of our properties available have been given honest straight-talking pricing and valuation advice prior to instruction. We have a strict pricing policy and base our pricing recommendations on physical evidence. We are happy to share this evidence with you and explain how we have arrived at the asking price. Since January 2013 we refuse instructions if the price is not in line with our sensible and competitive pricing recommendations. Buying through us When making sensible offers on our properties, please bear the above in mind. Here are a few pointers to achieve a successful offer: 1. Do your research and put yourself in the vendor's position. 2. Always have your finances or/and position information to hand. 3. Always be honest - you could lose the property later if you lie. 4. To progress any offer we will require proof of funding, identity and address. Please note we act on our client's behalf and is ultimately their decision. Selling with Black Horse Property? Local property experts in sales, lettings and property management for 12 years and counting, Black Horse Property of Shipley and Bradford have been helping people move home successfully with their fresh and proactive approach. Visit our website [www.blackhorseproperty.com](http://www.blackhorseproperty.com) or call us on 0800 3 689 689 to find out how we can help you sell your home for the best price possible despite current market conditions.

