



**New Park Road, Queensbury,  
Offers In The Region Of £179,950**

\* SEMI DETACHED \* THREE BEDROOMS \* STONE BUILT \* CLOSE TO AMENITIES \*  
\* IDEAL FTB/YOUNG FAMILY \* GARDEN \* PARKING \* OVERSIZED GARAGE \*

This three bedroom semi stone built semi detached property would make an ideal purchase for a FTB/Young/Growing Family. Within walking distance of Queensbury Village which offers amenities, shops and first and secondary schools.

The well presented property benefits from GCH, DG and an oversized garage.

The accommodation briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a paved garden to the rear with a driveway leading to an oversized garage.



## Entrance Vestibule

With radiator.

## Lounge

13'5" x 12'11" (4.09m x 3.94m)

Having a wall mounted electric fire, radiator and double glazed bay window.

## Dining Kitchen

16'2" x 9'7" (4.93m x 2.92m)

With fitted wall and base units incorporating stainless steel sink unit, cooker point, plumbing for auto washer, radiator, two double glazed windows.

## First Floor

With double glazed window. Access to loft.

## Bedroom One

11'6" x 10'4" max (3.51m x 3.15m max)

With modern sliding door wardrobes, radiator and double glazed window.

## Bedroom Two

9'2" x 10'4" max (2.79m x 3.15m max)

With modern sliding door wardrobes, radiator and double glazed window.

## Bedroom Three

5'7" x 6'2" (1.70m x 1.88m)

With radiator and double glazed window.

## Bathroom

White three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a paved garden to the rear, together with a driveway leading to an oversized garage.

## Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto New Park Rd/The Grv, continue to follow New Park Rd and the property will shortly be seen displayed via our For Sale board.



**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
[G2 plus] A		[G2 plus] A	
[B1-B11] B		[B1-B11] B	
[C1-C10] C		[C1-C10] C	
[D1-D15] D		[D1-D15] D	
[E1-E17] E		[E1-E17] E	
[F1-F19] F		[F1-F19] F	
[G1-G19] G		[G1-G19] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
83	64		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)