



Ambler Way, Queensbury,
Offers In The Region Of £289,950

* LINK DETACHED BUNGALOW * TWO BEDROOMS * READY TO MOVE INTO *
* MODERN KITCHEN & BATHROOM * GARDENS * PARKING * GARAGE *

Situated on this popular and sought after residential location is this well presented two double bedroom link-detached bungalow. Having been recently modernised by the present owners to include a modern shower room, conservatory and landscaped garden.

The property would appeal to anybody downsizing and benefits from gas central heating and double glazing.

Briefly comprises entrance hallway, lounge, dining kitchen, two double bedrooms and a shower room.

To the outside there is a landscaped garden to the rear and a driveway leading to an integral garage.



Entrance Hall

With radiator and useful storage cupboard.

Lounge

15'3" x 12'3" (4.65m x 3.73m)

With modern electric fire set in chimney breast, radiator and laminated wood floor.

Dining Kitchen

12' x 10'5" (3.66m x 3.18m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, double oven, hob, extractor hood and integral fridge, radiator.

Utility

8'11" x 8'4" (2.72m x 2.54m)

With plumbing for auto washer, radiator, door to garage and rear garden.

Bedroom One

13'10" x 12'5" (4.22m x 3.78m)

With radiator.

Bedroom Two

11'8" x 9'10" (3.56m x 3.00m)

With radiator and access to conservatory.

Shower Room

Modern three piece suite, tiled walls and heated towel rail.

Conservatory

12'2" x 10'4" (3.71m x 3.15m)

With spotlights, French doors to rear.

Exterior

To the outside there is an enclosed lawned and patio garden to the rear, together with a driveway leading to an integral garage to the front of the property.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn left onto Brewery Ln, left onto Ambler Way and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



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 ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
[G2 plus] A		[G2 plus] A	
[B1-B3] B		[B1-B3] B	
[C1-C3] C		[C1-C3] C	
[D1-D3] D		[D1-D3] D	
[E1-E3] E		[E1-E3] E	
[F1-F3] F		[F1-F3] F	
[G1-G3] G		[G1-G3] G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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