



## Moor Close Road, Queensbury

**£250,000**

\* SEMI DETACHED BUNGALOW \* THREE BEDROOMS \* MODERN KITCHEN & SHOWER ROOM \*  
\* READY TO MOVE INTO \* GARDENS \* DRIVE \* GARAGE \* CORNER PLOT \*

Immaculately presented three bedroom semi detached bungalow.

Situated on a corner plot with gardens to three sides, the property offers ready to move into accommodation.

The well presented home would appeal to a number of buyers and benefits from GCH, DG, modern fitted kitchen and a shower room.

Briefly comprising dining kitchen, inner hall, lounge and three ground floor bedrooms. There is also a useful occasional attic room.

To the outside there are lawned gardens with a driveway leading to a single garage.





### Dining Kitchen

12'6" x 9'9" (3.81m x 2.97m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor hood, plumbing for auto washer, radiator and double glazed window.

### Inner Hall

#### Lounge

20'4" x 10' (6.20m x 3.05m)

With fireplace surround, radiator and double glazed window.

#### Bedroom One

12'1" x 11'1" (3.68m x 3.38m)

With radiator and double glazed window.

#### Bedroom Two

11'2" x 7'11" (3.40m x 2.41m)

With radiator and double glazed window.

#### Bedroom Three

8' x 6'5" (2.44m x 1.96m)

With radiator and double glazed window.

#### Shower Room

Modern three piece shower room comprising shower cubicle, pedestal wash basin, low suite wc, towel radiator and double glazed window.

### First Floor

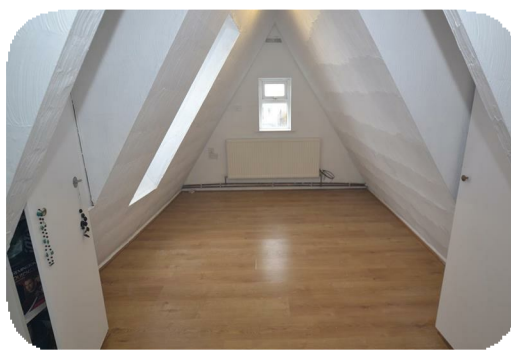
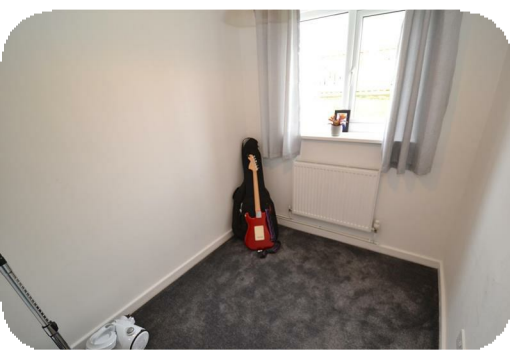
#### Occasional Attic Room

21'10" x 6'8" (6.65m x 2.03m)

With velux window, double glazed window, radiator, storage.

### Exterior

To the outside there are gardens to three sides with lawn, driveway and single 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 Fleet Ln, left onto Moor Close Parade, left onto Moor Cl Rd and the property will be seen displayed via our For Sale board.

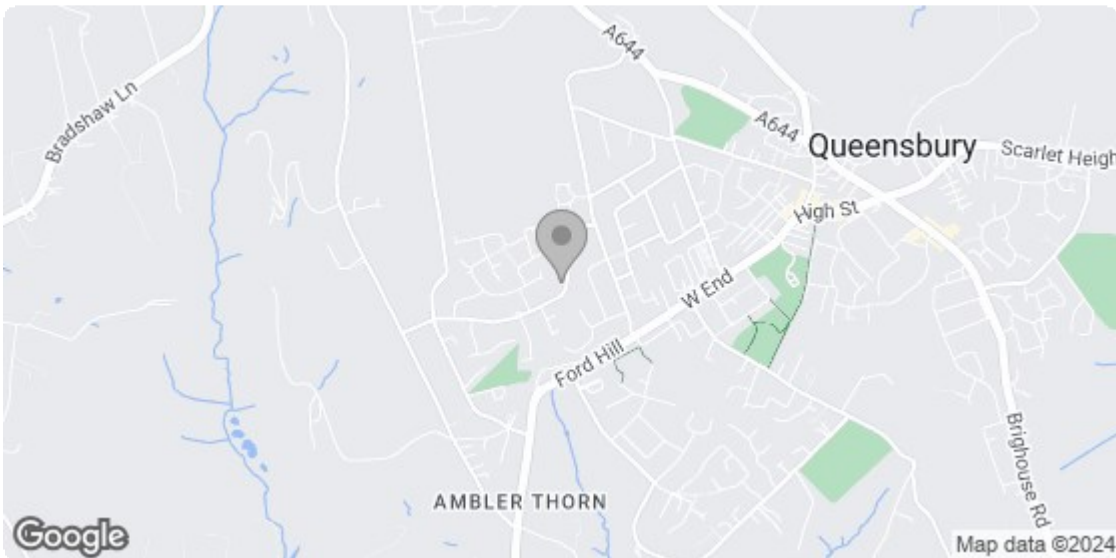
**TENURE**

FREEHOLD

**Council Tax Band**

C





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**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.

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