



Alexandra Street, Queensbury

Offers In The Region Of £220,000

**** SEMI DETACHED ** FOUR BEDROOMS ** TWO BATHROOMS ** SPACIOUS ****

**** IDEAL FOR FIRST TIME BUYER/YOUNGE FAMILY ** GARDENS, PARKING & GARAGE ****

This deceptively spacious four bedroom semi detached property would make an ideal purchase for a FTB/Young Family. Situated in the heart of Queensbury Village which boasts amenities, shops and a choice of first and secondary schools. Offering 'ready to move into' accommodation and benefits from a dining kitchen two bathrooms, GCH, DG, garage and a garden. To the outside there is an enclosed lawned and patio garden with a driveway leading to an attached garage.





Entrance

Radiator.

Lounge

16'5" x 12'5" (5.00m" x 3.78m")

Log effect gas fire with feature fireplace surround and radiator.

Dining - Kitchen

12'5" x 10'7" (3.78m" x 3.23m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, radiator, french doors leading to rear.

First Floor Landing

Bedroom One

12'10" x 10'5" (3.91m" x 3.18m")

Useful storage and radiator.

En Suite

Three piece suite comprising shower cubicle, low flush wc, pedestal wash basin and radiator.

Bedroom Two

11'2" x 7'5" (3.40m" x 2.26m")

Radiator.

Bedroom Three

9'8" x 8'3" (2.95m" x 2.51m")

Radiator.

Bedroom Four

10'3" x 8'2" (3.12m" x 2.49m")

Radiator.

Bathroom

Three piece suite comprising panel bath, low flush wc, pedestal wash basin and radiator.

Exterior

To the front there is a driveway leading to an attached garage, together with an enclosed lawn and patio garden to rear.





Council Tax Band

D

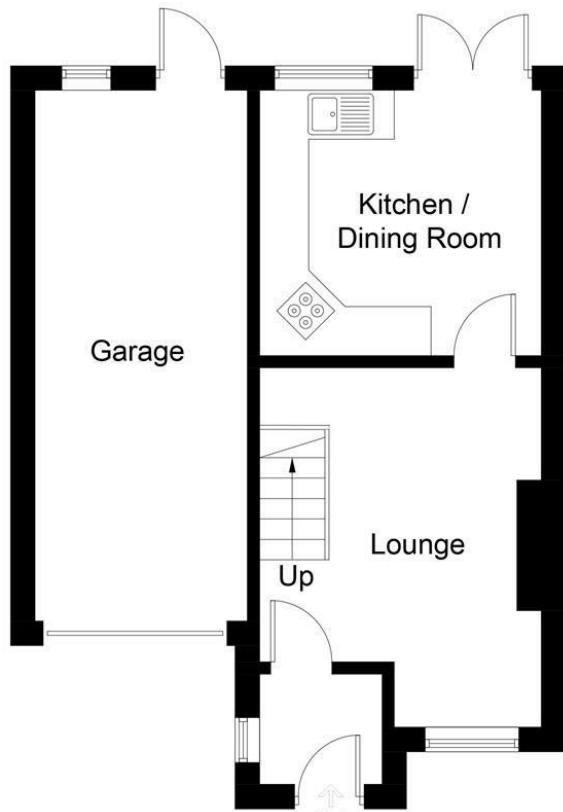
Tenure

FREEHOLD

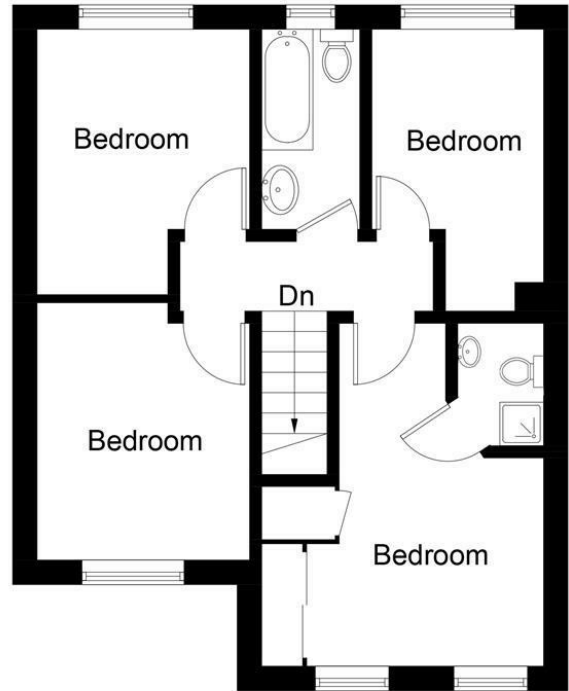


Alexandra Street, BD13

Approximate Gross Internal Area = 73.1 sq m / 787 sq ft
 Garage = 17.0 sq m / 183 sq ft
 Total = 90.1 sq m / 970 sq ft

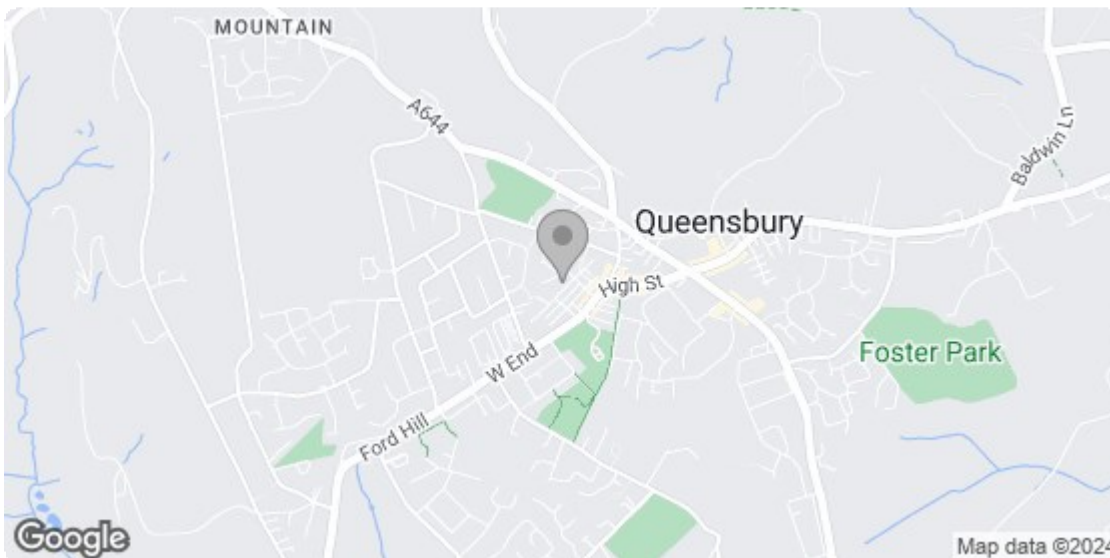


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1065593)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	70	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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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