



Lewis Close, Queensbury

£260,000

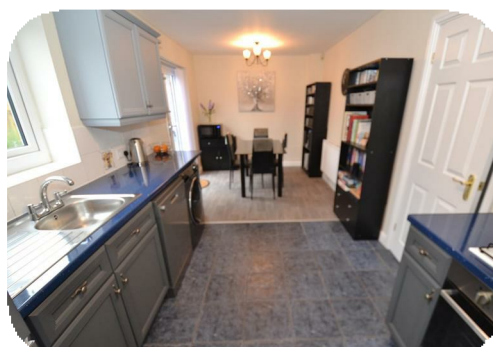
* DETACHED * THREE BEDROOMS * QUIET CUL-DE-SAC * CLOSE TO AMENITIES/SCHOOLS *
* LANDSCAPED GARDEN * DRIVE * GARAGE *

This well presented and family sized three bedroom detached property is ideally located on a quiet cul-de-sac location with within easy access to amenities, shops and a choice of schools nearby.

The property would ideally suit a young/growing family and benefits from a dining kitchen, recently fitted boiler and en suite shower room.

Briefly comprises entrance hallway, cloaks/wc, lounge and dining kitchen. To the first floor there are three bedrooms (master having en suite) and a house bathroom.

To the outside there is an enclosed landscaped garden to the rear, together with a driveway leading to a detached garage.





Entrance Hall

With understairs storage, radiator.

Cloakroom/WC

With two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Lounge

16'1" x 11'2" (4.90m x 3.40m)

With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

19'1" x 8'10" (5.82m x 2.69m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor fan, plumbing for auto washer and dishwasher, radiator, double glazed window, French doors to rear.

First Floor Landing

With double glazed window.

Bedroom One

11'1" x 11'5" (3.38m x 3.48m)

With mirrored sliding door wardrobes, radiator and double glazed window. En Suite shower room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

9' x 8'4" (2.74m x 2.54m)

With radiator and double glazed window.

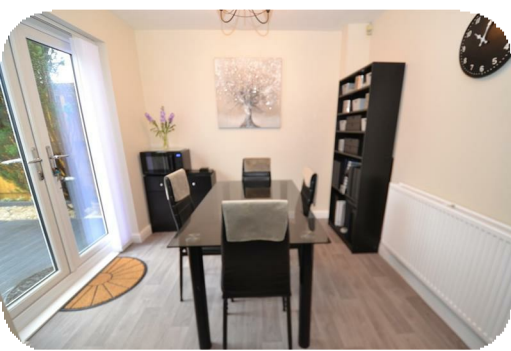
Bedroom Three

10'6" x 7'9" (3.20m x 2.36m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath with mixer shower over, low suite wc, pedestal wash basin, radiator, double glazed window.





Exterior

To the outside there is a landscaped garden to the rear with lawn, patio and decking, together with a driveway leading to a 19ft garage.

Directions

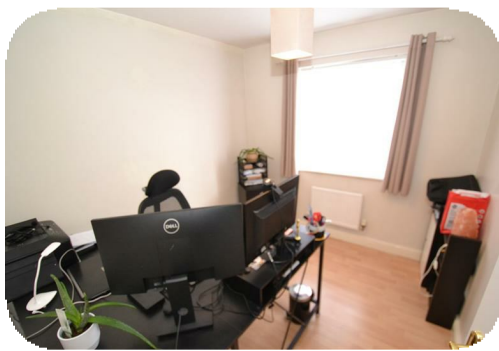
From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Granby St, left onto Osbourne Dr, right onto Lewis Cl, turn right to stay on Lewis Cl, right to stay on Lewis Cl and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

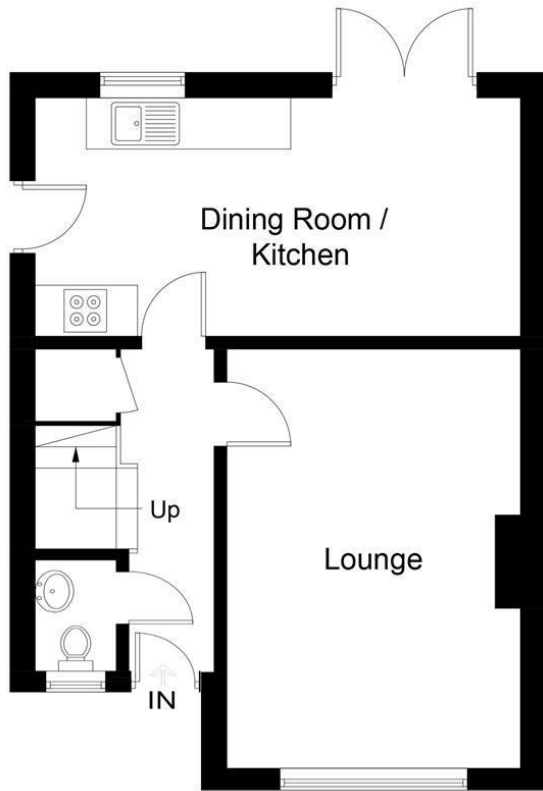
Council Tax Band

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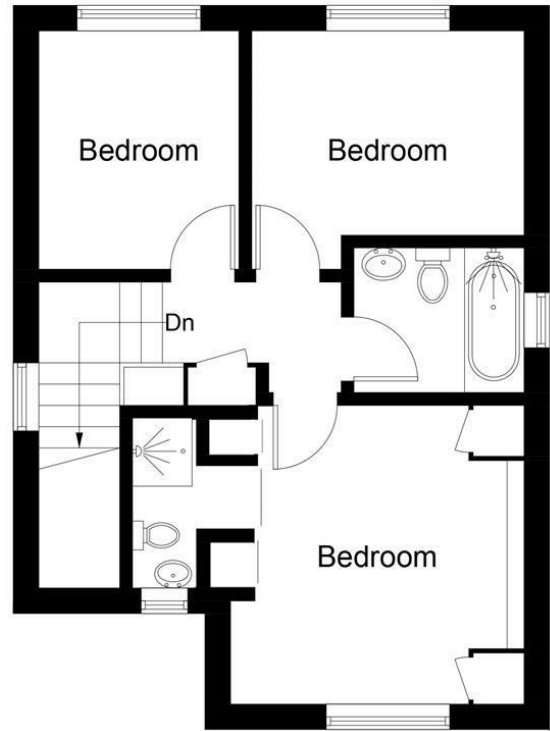


Lewis Close, BD13

Approximate Gross Internal Area = 85.4 sq m / 919 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1104929)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(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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