



Ambler Thorn, Queensbury

£300,000

- * DETACHED BUNGALOW * THREE DOUBLE BEDROOMS * TWO BATHROOMS *
- * GARDEN * DRIVE * GARAGE * CLOSE TO AMENITIES & TRANSPORT ROUTES *

This deceptively spacious three double bedroom detached bungalow would make an ideal purchase for a number of buyers. Situated on the outskirts of Queensbury Village yet within easy reach of amenities, shops, first and secondary schools and bus routes to both Halifax and Bradford Town Centre.

Benefits from a 19ft lounge/diner, two bathrooms, sitting area/office and good sized garden.

The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two bedrooms, bathroom and separate wc. To the first floor there is an occasional room/office area, bedroom and bathroom.

To the outside there is a good sized lawned garden and patio to the rear with a shared driveway leading to a single garage.





Entrance Hall

With radiator, useful storage cupboard.

Lounge/Diner

19'9" x 12'10" (6.02m x 3.91m)

With a multi fuel fire, two radiators, two double glazed windows.

Kitchen

12'1" x 13'5" (3.68m x 4.09m)

White fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, two double glazed windows.

Bedroom One

12'6" x 10' (3.81m x 3.05m)

With radiator, double glazed window, sliding door wardrobes.

Bedroom Two

13'9" x 11'9" (4.19m x 3.58m)

With radiator, double glazed window and useful storage cupboard housing the boiler.

Bathroom

Modern white two piece suite comprising P shaped bath, pedestal wash basin, towel radiator, double glazed window.

Separate WC

With low suite wc and double glazed window.

First Floor

Sitting Room / Office

12'7" x 15'4" (3.84m x 4.67m)

With radiator, two velux windows, double glazed window, useful storage cupboard.

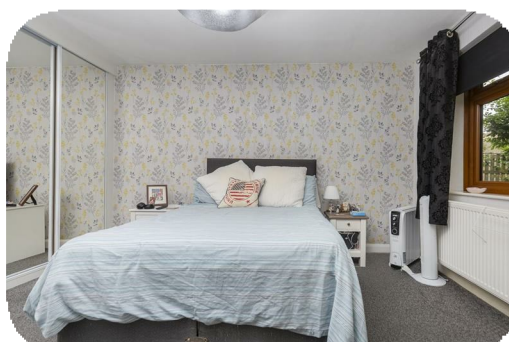
Bedroom Two

10'1" x 14'4" (3.07m x 4.37m)

With radiator and double glazed window.

2nd Floor loft space

Storage space





Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc.

Exterior

To the outside there is a good sized garden with lawn and patio, private shared driveway providing off-road parking leading to a detached garage.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 and the property will shortly be seen displayed via our For Sale board.

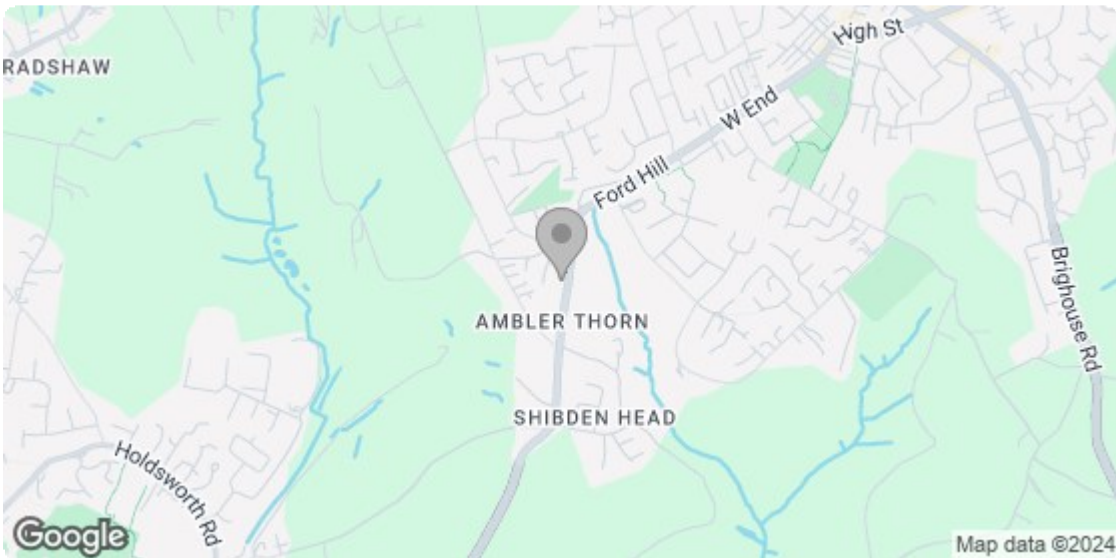
TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		58	
(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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

