



## Russell Road, Queensbury

£290,000

\* EXTENDED SEMI \* FIVE BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* CLOSE TO AMENITIES/SCHOOLS \* GOOD SIZED GARDEN \* DRIVEWAY \*

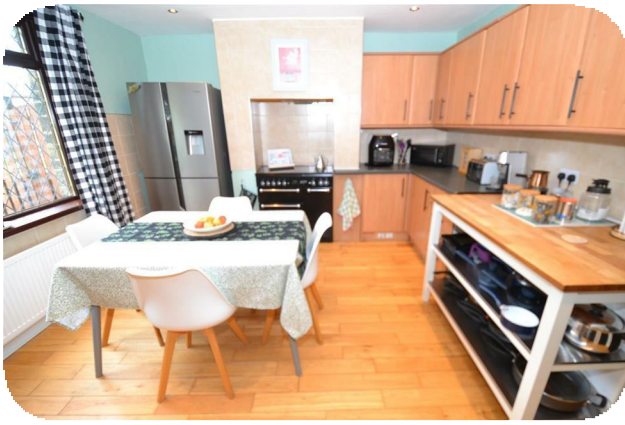
This superb five bedroom extended semi detached house offers spacious family sized accommodation. Well presented throughout and benefitting from two reception rooms, two bath/shower rooms and a good sized garden to the rear.

Situated within walking distance of amenities, shops and a choice of primary and secondary schools.

The accommodation briefly comprises entrance vestibule, dining room, dining kitchen, cloaks/wc, utility room and lounge. To the first floor there are five bedrooms - master having en-suite (four doubles and a single), plus a house bathroom.

To the outside are well maintained lawned and patio areas to the side and rear. A driveway provides off-street parking.





## Entrance Vestibule

### Dining Room

13'1" x 12'1" (4.00m x 3.70m)

With living flame gas fire, radiator and double glazed window.

### Dining Kitchen

13'1" x 12'1" (4.00m x 3.70m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, range style cooker, extractor fan, integrated dishwasher, radiator, double glazed window, tiled splashback, understairs storage.

### Utility

12'1" x 8'4" (3.70m x 2.55m)

With fitted base units incorporating stainless steel sink unit, plumbing for auto washer, radiator, double glazed window, traditional ceiling ainer.

### Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin and radiator.

### Lounge

15'7" x 12'1" (4.75m x 3.70m)

With living flame gas fire in fireplace surround, radiator, double glazed window.

## First Floor

### Bedroom One

12'1" x 10'2" (3.70m x 3.10m)

With radiator and double glazed window. En-Suite Shower Room;

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, towel radiator, double glazed window.

### Bedroom Two

12'1" x 11'3" (3.70m x 3.45m)

With built in wardrobe, radiator and double glazed window.

### Bedroom Three

12'1" x 10'9" (3.70m x 3.30m)

With radiator and double glazed window.

### Bedroom Four

11'10" x 7'4" (3.62m x 2.25m)

With radiator and double glazed window.





### Bedroom Five

7'8" x 6'10" (2.35m x 2.10m)

With radiator and double glazed window.

### Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, towel radiator, double glazed window, tiled walls.

### Exterior

To the outside are well maintained gardens to the front, side and rear, together with a driveway providing off-road parking.

### Directions

From our office on Queensbury High Street head towards West End, turn left onto Russell Road and the property will be seen displayed via our for Sale board at the bottom of the road.

### TENURE

FREEHOLD

### Council Tax Band

C



# Russell Road, BD13

Approximate Gross Internal Area = 135.9 sq m / 1463 sq ft

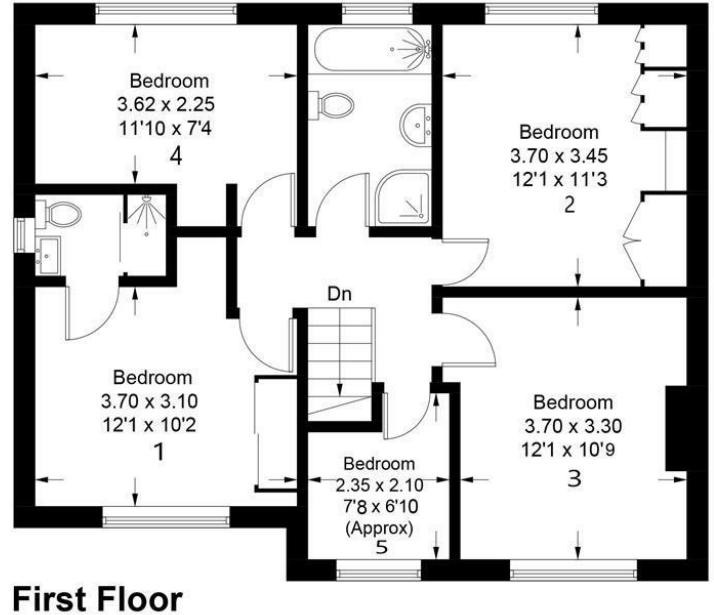
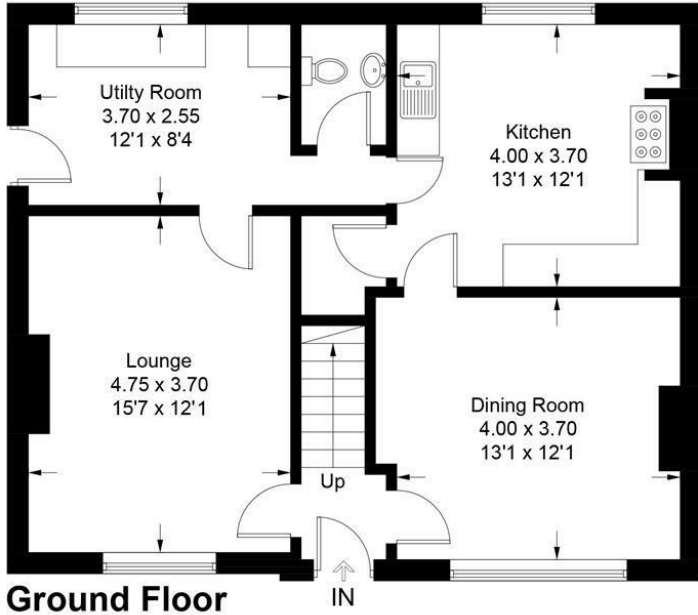
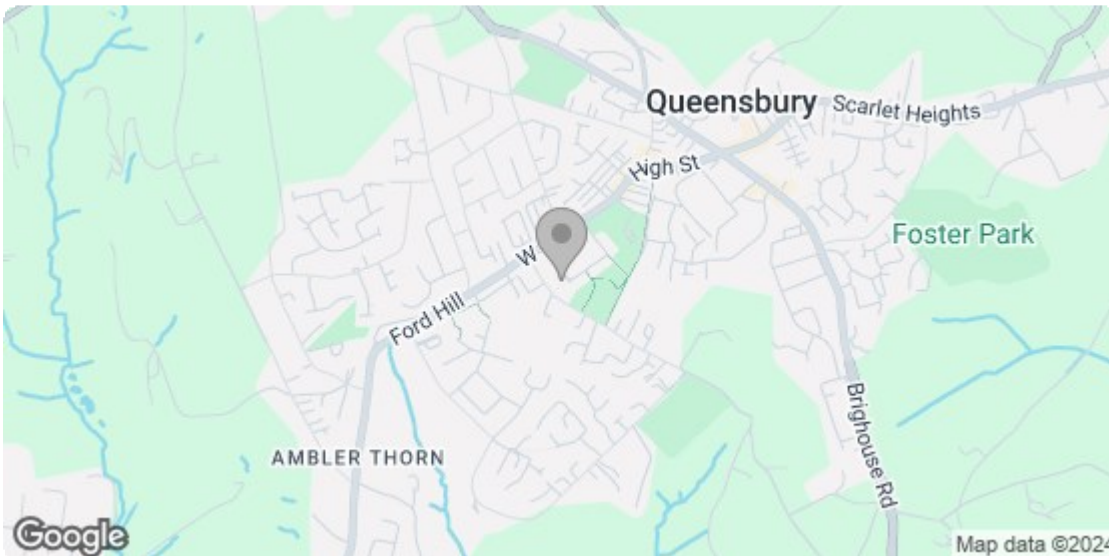


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1110457)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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