



Ford Hill, Queensbury,

£189,950

Attention Young Families/FTB'S!! This three bedroom semi detached property would make an ideal purchase being on the outskirts of Queensbury Village and having easy access to amenities, shops and a choice of first and secondary schools.

Benefits from two reception rooms, modern house bathroom, GCH & DG,
The accommodation briefly comprises of a entrance porch, hallway, lounge, dining room, kitchen, three first floor bedrooms and a house bathroom.

To the outside there is a good sized tiered garden to the rear with lawn and decking area. A driveway provides off street parking.



Entrance Porch

Hallway

Central heating radiator and under stair storage with plumbing for a washing machine.

Lounge

12'9 x 13'5 (3.89m x 4.09m)

Open fire, fireplace surround, central heating radiator and double glazed bay window.

Dining Room

12'9 x 11'9 (3.89m x 3.58m)

Living flame gas fire with fireplace surround, central heating radiator and double glazed window.

Kitchen

10 x 6'5 (3.05m x 1.96m)

Cream fitted wall and base units with contrasting work surface over and Stainless Steel sink and drainer. Double oven, hob with extractor fan over. Plumbing for dishwasher, double glazed window and double glazed stable barn door leading to the garden.

First Floor Landing

Double glazed window and loft access

Bedroom One

12'1 x 12'9 (3.68m x 3.89m)

Central heating radiator and double glazed window.

Bedroom Two

10'8 x 12'1 max (3.25m x 3.68m max)

Sliding wardrobes, central heating radiator and double glazed window with far reaching views.

Bedroom Three

6'2 x 7'9 (1.88m x 2.36m)

Built in Cabin bed, central heating radiator and double glazed window.

Bathroom

Modern three piece suite comprising of; panel bath, low flush W/C and hand wash basin. Central heating radiator and double glazed window.

External

Tiered garden to the rear with decking, lawn area and mature shrubs. To the front is a patio area and driveway providing off street parking.

Council Tax Band

C



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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(15-38) F		(15-38) F	
(1-14) G		(1-14) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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