



Lytham Drive, Queensbury

£279,950

**** EXTENDED SEMI DETACHED ** THREE BEDROOMS ** TWO RECEPTION ROOMS ****

**** CUL-DE-SAC ** FAR REACHING VIEWS ** GARDENS, PARKING & GARAGE ****

Superb corner plot with far reaching views!!

This extended three bedroom semi detached property would make an ideal purchase for a number of buyers. Located on this small and quiet cul-de-sac location and within easy reach of amenities, shops and local schools. The accommodation briefly comprises of an entrance porch, hallway, cloaks/wc, through lounge/diner, kitchen, dining room, three first floor bedrooms and a house shower room.

To the outside there is a fantastic lawned and patio garden with a driveway leading to a single garage.





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Reception Hall

Cloakroom

Low flush wc, pedestal wash basin and radiator.

Lounge

11'10" x 23'9" (3.61m" x 7.24m")

Coal effect gas fire with feature fireplace surround and two radiators.

Kitchen

10'4" x 8'4" (3.15m" x 2.54m")

Fitted kitchen having a range of wall and base units incorporating laminate sink unit, gas hob, double oven and part tiled.

Dining Room

9'5" x 10'1" (2.87m" x 3.07m")

Radiator.

First Floor Landing

Bedroom One

12'0" x 12'8" (3.66m" x 3.86m')

Fitted wardrobes & drawers and radiator.

Bedroom Two

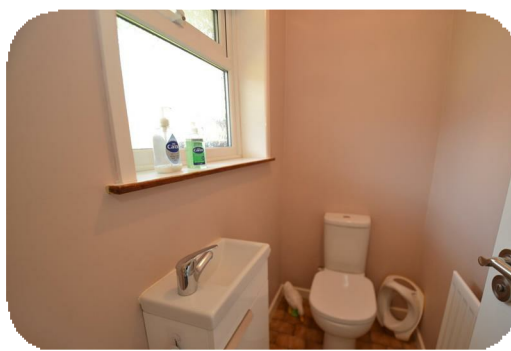
10'5" x 9'5" (3.18m" x 2.87m")

Radiator.

Bedroom Three

8'4" x 7'5" (2.54m" x 2.26m")

Radiator.





Shower Room

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

Council Tax Band

C

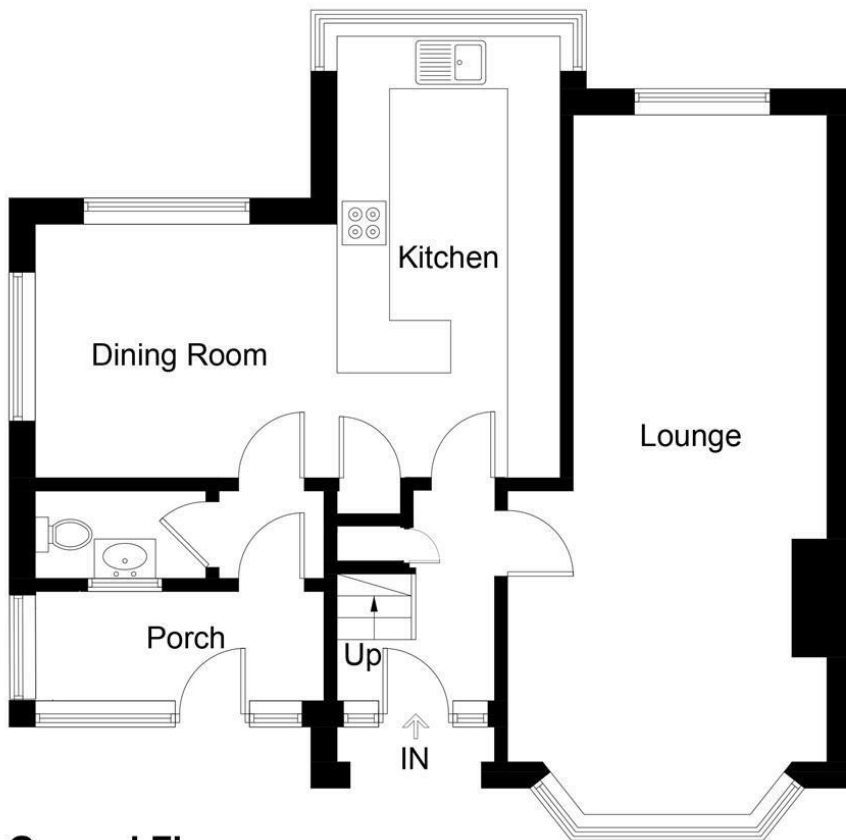
Tenure

FREEHOLD.

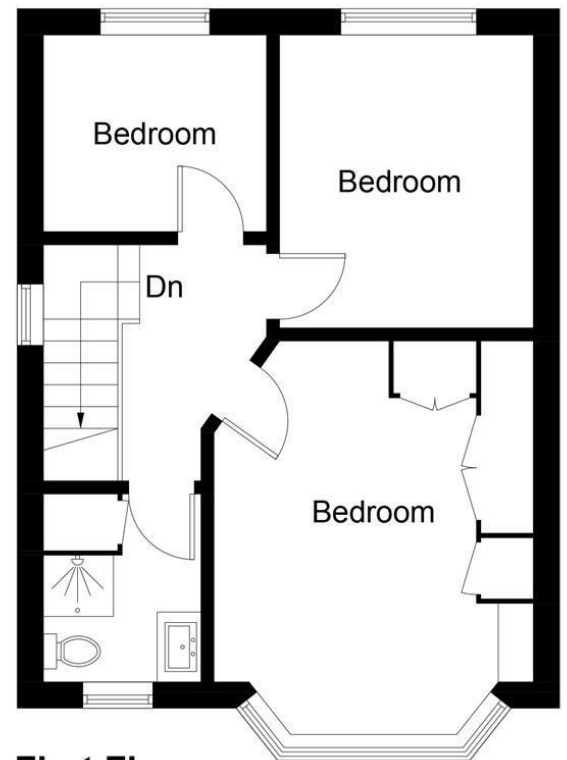


Lytham Drive, BD13

Approximate Gross Internal Area = 105.7 sq m / 1138 sq ft

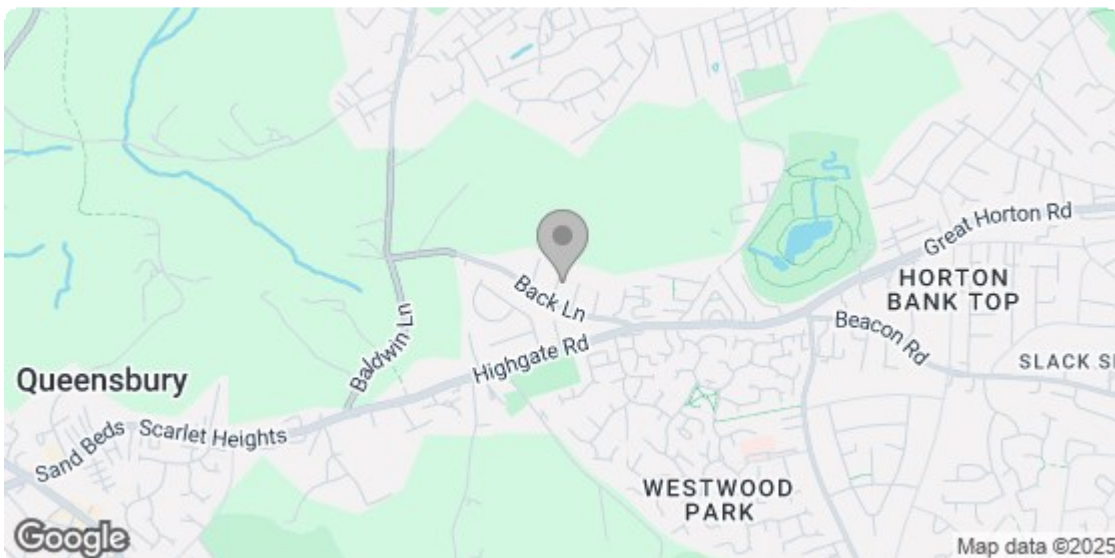


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1128972)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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