



Upper Fawth Close, Queensbury,

£220,000

Public Notice - 17 Upper Fawth Close BD13 1DF

We are acting in the sale of the above property and have received an offer of £220,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating 75C 85B

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * CUL-DE-SAC *

* TWO BATH/SHOWER ROOMS * VIEWS TO FRONT * GARDENS * GARAGE *

Ideal opportunity for the growing family to purchase this good sized four bedroomed modern detached. Occupying a popular cul-de-sac setting with views to the front across the valley.

Benefits from gas central heating, two bathrooms and two reception rooms.

Briefly comprises of a Reception hall, lounge, dining room, fitted kitchen, utility, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, plus a house bathroom.

To the outside there are gardens, parking and garage.



Reception Hall

Cloakroom/WC

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

Kitchen

13'10" x 8'11" (4.22m x 2.72m)

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor hood, integral fridge/freezer.

Utility

With cream fitted wall and base units incorporating stainless steel sink unit, plumbing for auto washer and door to rear.

Lounge

17'8" x 12'1" (5.38m x 3.68m)

Having a fireplace surround and French doors to rear.

Dining Room

8'8" x 9'7" (2.64m x 2.92m)

French doors to rear.

First Floor

Useful storage.

First Floor Landing

Bedroom One

13'11" x 13' (4.24m x 3.96m)

Enjoys far-reaching views. En-suite shower room;

En Suite Shower Room

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

Bedroom Two

11'9" x 10'4" (3.58m x 3.15m)

Bedroom Three

12'3" x 6'5" (3.73m x 1.96m)

Bedroom Four

9'2" x 8'7" (2.79m x 2.62m)

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin.

Exterior

To the outside there is a lawned garden to the front, driveway leading to a single garage, together with an enclosed paved patio garden to the rear.

Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, continue into Scarlet Heights and proceed for approximately 400 yards before turning right into Upper Fawth Close. The property will be found on the left hand side displayed via our For Sale board.

TENURE

TO BE CONFIRMED

Council Tax Band

E



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 (92 plus) A	85	Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C	75	(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