



## Highgate Road, Queensbury

**£260,000**

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* OUTSKIRTS OF QUEENSBURY VILLAGE \*

\* MODERN KITCHEN \* CONSERVATORY \* GARDEN \* DRIVE \* DOUBLE GARAGE \*

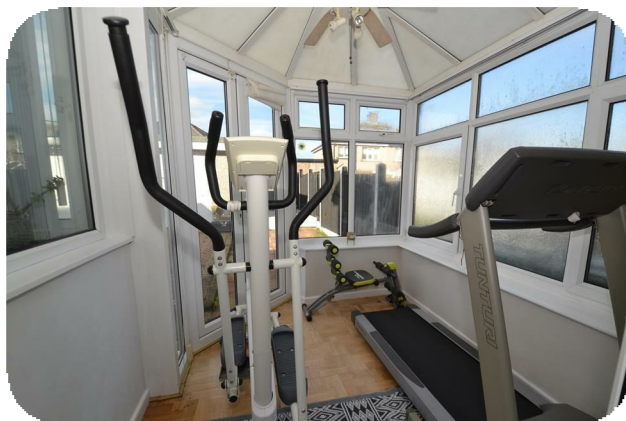
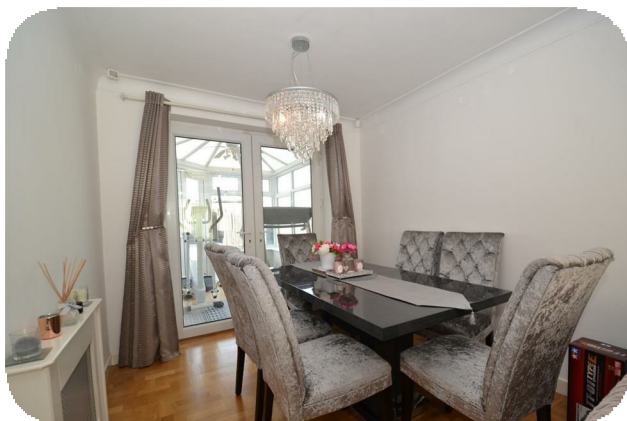
This well presented three bedroom semi detached property would make an excellent purchase for a young/growing family. Situated on the outskirts of Queensbury Village which boasts amenities, shops and both primary and secondary schools.

Benefits from a modern fitted kitchen, gas central heating, double glazing, conservatory, garden and double garage.

The accommodation briefly comprises entrance hallway, lounge/diner, conservatory, three first floor bedrooms and a house bathroom.

To the outside there is a garden to the rear, together with a driveway leading to a double garage. There is an electric charging point to the front of the property.





## Entrance Hall

## Lounge/Diner

25'4" x 12'1" (7.72m x 3.68m)

With living flame gas fire in fireplace surround, radiator and double glazed window. Dining Area has a radiator and oak flooring.

## Kitchen

13'5" x 9'5" (4.09m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, double oven, hob and extractor hood, tiled floor, pantry and double glazed window.

## Conservatory

## First Floor Landing

With double glazed window. Access to loft via a pull down ladder.

## Bedroom One

15'8" x 11'4" (4.78m x 3.45m)

With built in wardrobes, radiator and double glazed window.

## Bedroom Two

10' x 11'6" (3.05m x 3.51m)

With built in single storage cupboard. Radiator and double glazed window.

## Bedroom Three

6'11" x 6'1" (2.11m x 1.85m)

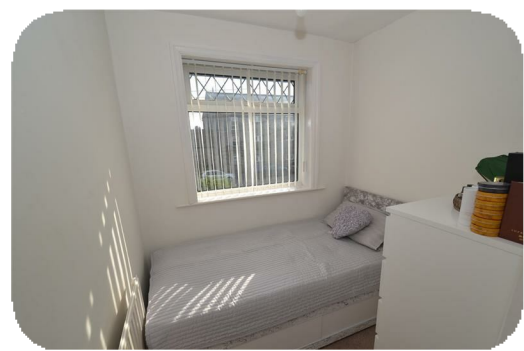
With single, half storage cupboard. Radiator and double glazed window.

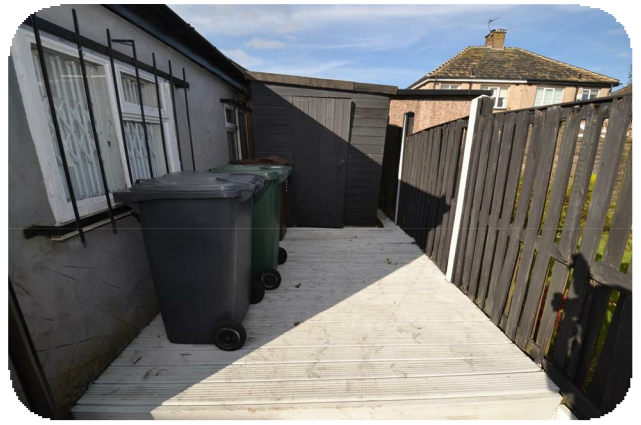
## Bathroom

Three piece suite comprising corner bath, vanity sink unit, low suite wc, tiled walls and floor, double glazed window and radiator.

## Exterior

To the outside there is a block paved garden to the rear with shed, together with a driveway leading to a double garage. To the drive at the front there is an area of established planting and an electric charging point.





### Directions

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

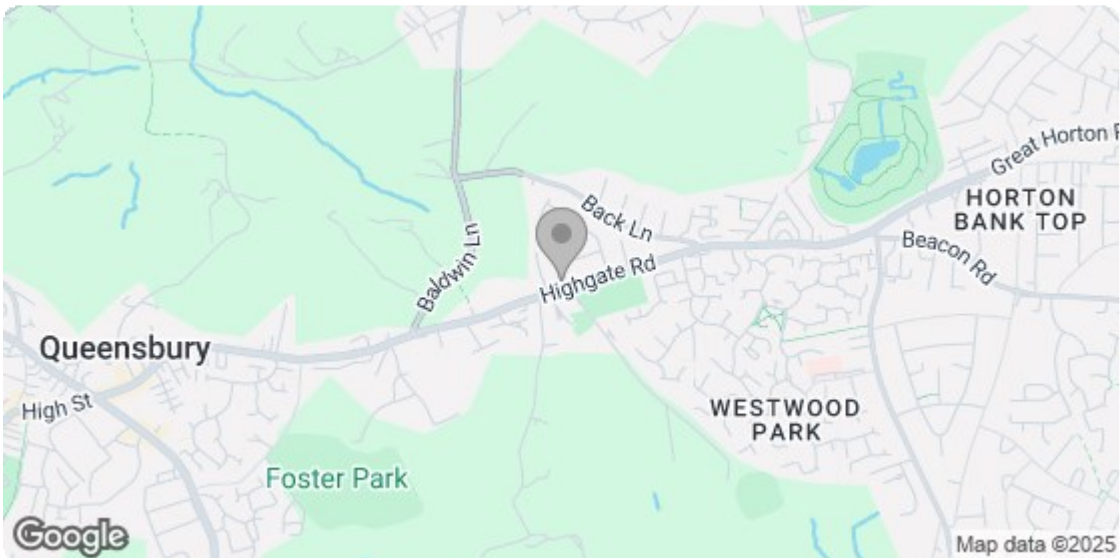
### TENURE

FREEHOLD

### Council Tax Band

C





| Energy Efficiency Rating                       |         |                         |
|------------------------------------------------|---------|-------------------------|
|                                                | Current | Potential               |
| Very energy efficient - lower running costs    |         |                         |
| (92 plus) <b>A</b>                             |         |                         |
| (81-91) <b>B</b>                               |         | 82                      |
| (69-80) <b>C</b>                               |         |                         |
| (55-68) <b>D</b>                               | 62      |                         |
| (39-54) <b>E</b>                               |         |                         |
| (21-38) <b>F</b>                               |         |                         |
| (1-20) <b>G</b>                                |         |                         |
| Not energy efficient - higher running costs    |         |                         |
| England & Wales                                |         | EU Directive 2002/91/EC |
| Environmental Impact (CO <sub>2</sub> ) 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](mailto:idle@sugdensesstates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

