



Moor Close Road, Queensbury

Offers Over £245,000

* EXTENDED SEMI BUNGLALOW * TWO/THREE BEDROOMS * TWO BATH/SHOWER ROOMS *
 * CONSERVATORY * MODERN KITCHEN * CLOSE TO AMENITIES * GARDEN * PARKING *

This extended two/three bedroom semi detached bungalow offers flexible living accommodation and would make an ideal purchase for a number of buyers, in particular anybody downsizing.

Occupying this much sought after location which gives easy access to amenities, shops and local schools.

Benefits from a modern fitted kitchen, two bath/shower rooms, conservatory and a good sized garden.

The accommodation briefly comprises entrance, kitchen, lounge, bathroom, dining room/bedroom three, conservatory, master bedroom with en-suite shower room, together with a further overall attic bedroom to the first floor.

To the outside there is an enclosed garden to the rear, together with a driveway providing off street parking.





Kitchen

15'1" x 8'9" (4.60m x 2.67m)

With fitted wall and base units incorporating stainless steel sink unit, range style cooker, extractor hood, plumbing for auto washer, plumbing for dishwasher, radiator and double glazed window.

Lounge

17'8" x 11'6" (5.38m x 3.51m)

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

Bathroom

Three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator, double glazed window.

Dining Room/Bedroom Three

10'9" x 11'9" (3.28m x 3.58m)

With radiator and double glazed window.

Conservatory

14'4" x 6'5" (4.37m x 1.96m)

With radiator and upvc door to rear.

Bedroom One

17'7" max x 11'4" (5.36m max x 3.45m)

With built in wardrobes, radiator and double glazed window. En Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator and double glazed window.

First Floor

With double glazed window.

Attic Bedroom Two

16'3" x 10'1" (4.95m x 3.07m)

With velux window and radiator.

Exterior

To the outside there is a garden and driveway to the front, together with a rear tiered garden with patio and plant/shrub borders.





Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Fleet Ln, left onto Moor Close Parade, left onto Moor Cl Rd and the property will be seen displayed via our For Sale board.

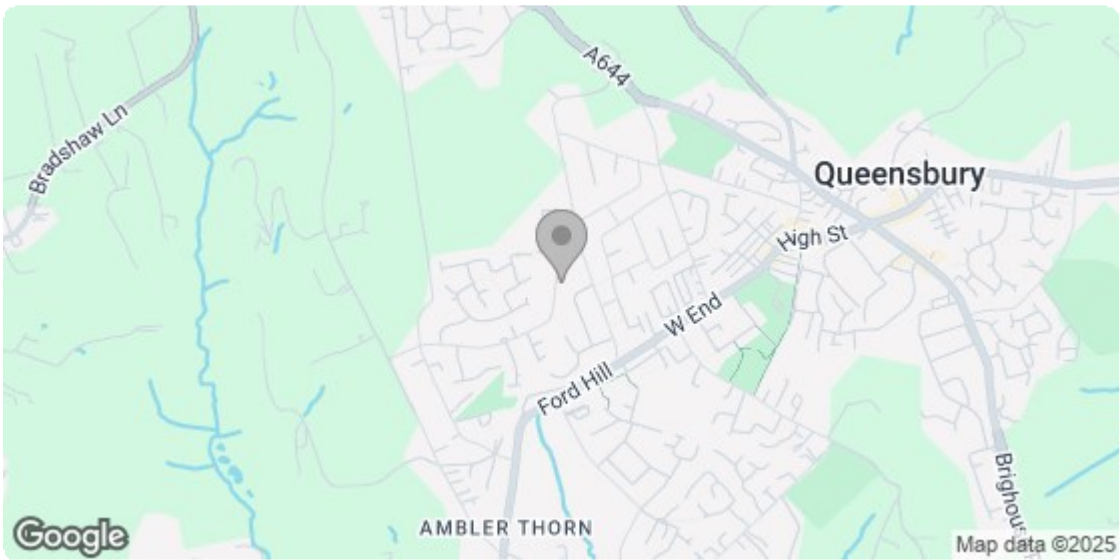
TENURE

Leasehold.

Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(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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