



Greenland Villas, Queensbury, Offers In The Region Of £220,000

* SEMI DETACHED * THREE BEDROOMS * SOUGHT AFTER LOCATION * IDEAL FTB/FAMILY *
* READY TO MOVE INTO * GARDEN * PARKING *

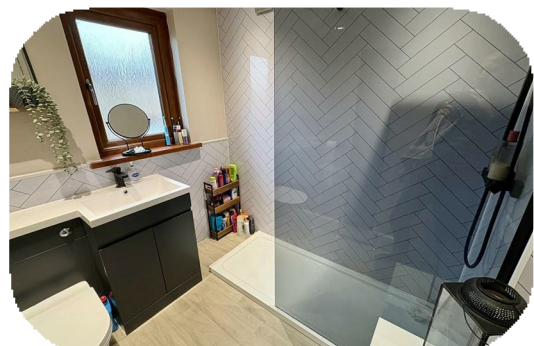
This stunning three bedroom semi detached property occupies a much sought after location which is within walking distance of Queensbury Village amenities, shops and primary and secondary schools.

The 'Ready To Move Into' home would make an excellent purchase for a FTB/Young/Growing Family.

Having been updated by the present owners to include a modern fitted kitchen, shower room, gas central heating, double glazing and a driveway providing off street parking.

The accommodation briefly comprises entrance hallway, lounge, dining kitchen, three first floor bedrooms and shower room.

There is a good sized enclosed rear garden with a driveway providing off street parking.



Entrance Hall

With radiator and understairs storage.

Lounge

13'6" x 10'8" (4.11m x 3.25m)

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

Dining Kitchen

11'8" x 16'6" (3.56m x 5.03m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, tiled splashback, oven, hob and extractor hood, plumbing for auto washer, plumbing for dishwasher, oak flooring.

Dining area has a multi fuel fire set in chimney breast, radiator and French doors to rear.

First Floor

Bedroom One

12'2" x 10'1" (3.71m x 3.07m)

With radiator and double glazed window.

Bedroom Two

12' x 10'1" (3.66m x 3.07m)

With radiator and double glazed window.

Bedroom Three

9'1" x 6'4" (2.77m x 1.93m)

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator and double glazed window.

Exterior

To the outside there is a lawned garden to the rear with shrubs, together with driveway parking.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn left onto Deanstones Ln, turn right onto Greenland Villas and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		84	(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		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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