



Weston Vale Road, Queensbury,

£219,950

**** SEMI DETACHED ** THREE BEDROOMS ** IDEAL FOR NUMBER OF BUYERS ****

**** CORNER PLOT ** CUL-DE-SAC LOCATION ** GARDENS, GARAGE & PARKING ****

This three bedroom semi detached property would make an excellent purchase for a number of buyers.

Situated on the outskirts of Queensbury Village which boasts amenities, shops and a choice of first and secondary schools.

The property is tucked away in the corner of this quiet cul-de-sac location and benefits from a corner plot position.

Briefly comprising entrance hallway, lounge, breakfast kitchen, three first floor bedrooms and a house shower room.

To the outside there is a driveway to the front leading to a single garage, together with a corner plot garden with tiered lawn and decking area.



Hall

Radiator and understairs storage.

Lounge

12'9" x 11'9" (3.89m" x 3.58m")

Coal effect gas fire with feature fireplace surround and radiator.

Breakfast Kitchen

10'3" x 17'7" (3.12m" x 5.36m")

Modern fitted kitchen having a range of wall and base units incorporating laminate sink unit with drainer, tiled splash back, breakfast bar, range cooker with extractor, plumbing for auto washer and french door leading to rear.

First Floor Landing

Bedroom One

13'9" x 9'5" (4.19m" x 2.87m")

Built in wardrobes and radiator.

Bedroom Two

10'9" x 9'5" (3.28m" x 2.87m")

Built in wardrobes and radiator.

Bedroom Three

6'8" x 7'0" (2.03m" x 2.13m")

Radiator.

Shower Room

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

Exterior

To the front there is a driveway leading to a single garage together with a corner plot garden with tiered lawn and decking area.

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
(92-101) A			(82 plus) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(20-34) E		
(21-38) F			(11-19) F		
(1-20) G			(1-10) 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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