



## Woodlands Avenue, Queensbury,

**£180,000**

\* SEMI DETACHED HOUSE \* THREE BEDROOMS \* QUIET CUL-DE-SAC \* IDEAL FTB/FAMILY \*  
 \* CLOSE TO AMENITIES \* GARAGE \* GARDEN \* SHARED DRIVE \*

OFFERED WITH NO CHAIN!! Tucked away in this quiet cul-de-sac location, is this three bedroom semi detached property. Ideally situated on the outskirts of Queensbury village which boasts amenities, shops and both primary and secondary schools. The property would appeal to a FTB/Young Family and benefits from gas central heating, double glazing, garage and garden. Briefly comprises entrance vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a garden to the rear, together with a shared driveway leading to a single garage.





## Entrance Vestibule

### Lounge

14'2" x 14'4" (4.32m x 4.37m)

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

### Dining Kitchen

14'3" x 8'4" (4.34m x 2.54m)

With a range of fitted wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, cooker point, radiator, double glazed window, pantry.

### First Floor

With useful storage and access to loft.

### Bedroom One

14'3" x 8'4" (4.34m x 2.54m)

With radiator and double glazed window.

### Bedroom Two

8'1" x 8'3" (2.46m x 2.51m)

With radiator and double glazed window.

### Bedroom Three

5'8" x 6'2" (1.73m x 1.88m)

With radiator and double glazed window.

### Bathroom

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

### Exterior

To the outside there is a lawned garden with seating area, together with a shared driveway leading to a single garage.

### Directions

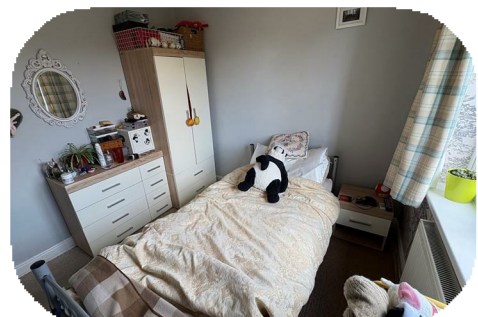
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.8 miles, turn right onto Woodlands Rd, left onto Woodlands Ave and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

B



**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 <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		85	(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 <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesates.co.uk](mailto:idle@sugdensesates.co.uk)  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesates.co.uk](mailto:queensbury@sugdensesates.co.uk)  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesates.co.uk](mailto:cleckheaton@sugdensesates.co.uk)  
website [www.sugdensesates.co.uk](http://www.sugdensesates.co.uk)