



Burwood Drive, Queensbury

£300,000

**** MODERN SEMI-DETACHED ** FOUR BEDROOMS ** THREE STORY ** TWO RECEPTION ROOMS **
 ** TWO BATH/SHOWER ROOMS ** SOUGHT AFTER LOCATION ** BALCONY **
 ** CONVERTED GARAGE ** MODERN FITTED DINING-KITCHEN ** GARDENS & PARKING ****

Fantastic opportunity for a growing family to purchase this delightful four bedroom modern semi detached house. The "ready to move into" property benefits gas central heating, upvc double glazing and alarm system. The accommodation is over three floors and briefly comprises reception hall, cloakroom, modern fitted dining-kitchen with sitting room, utility room (converted from garage with storage), first floor lounge, master bedroom with en suite. The second floor has three further bedrooms and a lovely modern white house bathroom. Outside there is a driveway leading to a part garage and enclosed landscaped garden to rear.





Hallway

W/C

Modern two piece suite comprising low flush wc, pedestal wash basin and radiator.

Family Living Kitchen

17'9" x 17'0" (5.41m" x 5.18m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, two radiators and French door leading to rear.

Utility

9'2" x 9'3" (2.79m" x 2.82m")

Fitted wall and base units incorporating stainless steel sink unit, tiled splash back, plumbing for auto washer and access to storage (garage).

First Floor Landing

Bedroom One

14'9" x 9'8" (4.50m" x 2.95m")

Sliding wardrobes and radiator.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, pedestal basin and radiator.

Lounge

10'7" x 15'3" (3.23m" x 4.65m")

Electric fire with feature fireplace surround, radiator and french door leading to balcony.

Second Floor Landing

Bedroom Two

17'2" x 8'0" (5.23m" x 2.44m")

Radiator.

Bedroom Three

10'0" x 9'2" (3.05m" x 2.79m")

Radiator.





Bedroom Four

7'6" x 7'1" (2.29m" x 2.16m")

Radiator.

Bathroom

Modern four piece suite comprising shower cubicle, panel bath, low flush wc, pedestal wash basin, radiator and extractor fan.

Loft

Part boarded access via pull down ladder.

Exterior

Outside there is a driveway leading to a part garage and enclosed landscaped garden to rear.

Tenure

FREEHOLD.

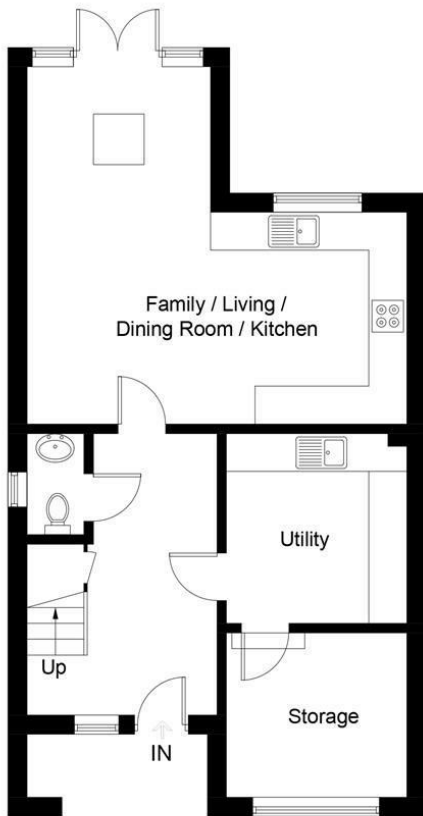
Council Tax Band

D

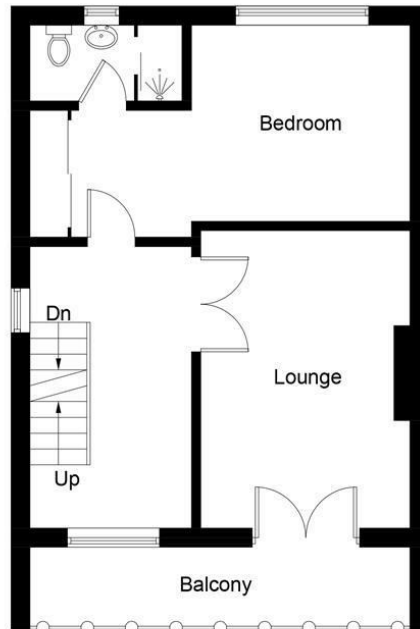


Burwood Drive, BD13

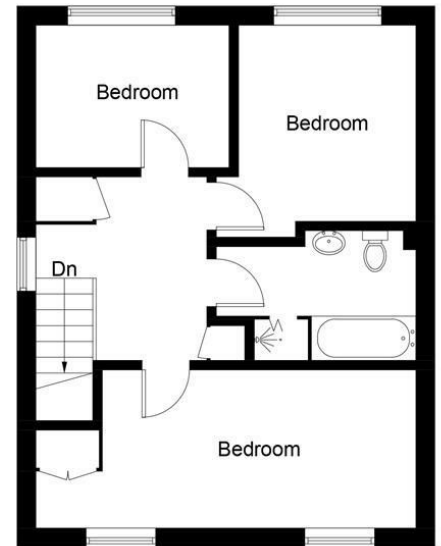
Approximate Gross Internal Area = 154.1 sq m / 1659 sq ft



Ground Floor

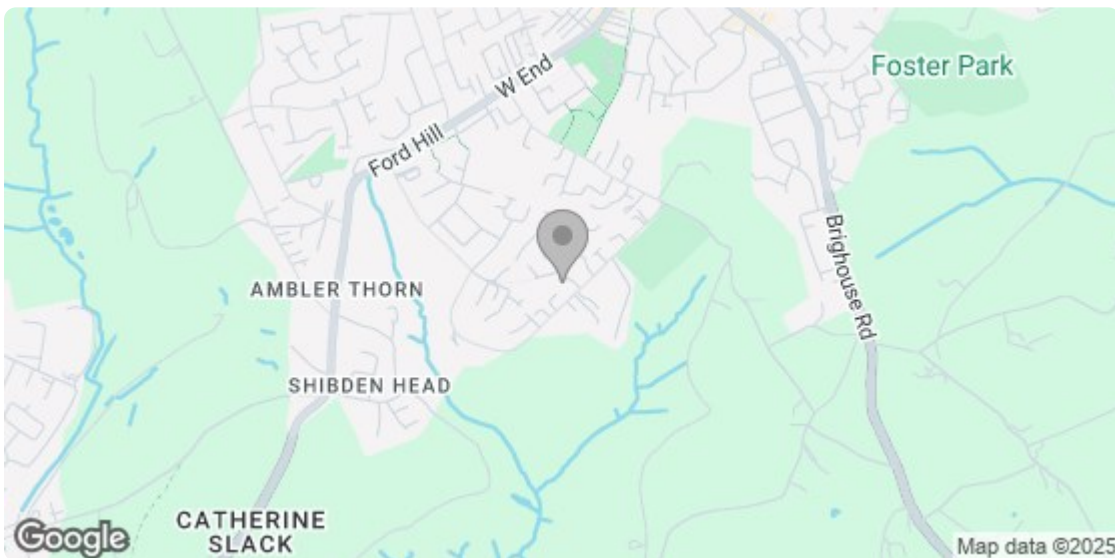


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1253116)



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