



20 Burnett Rise, Queensbury, Bradford, BD13 2DX

Offers Over £200,000

- GENEROUS SECLUDED GARDEN
- POPULAR RESIDENTIAL LOCATION
- THREE BEDROOMS
- GENEROUSLY PROPORTIONED ACCOMMODATION
- CONSERVATORY EXTENSION
- OFF-STREET PARKING & GARAGE
- QUIET CUL-DE-SAC POSITION
- IDEAL FOR GROWING FAMILIES
- WELL-REGARDED SCHOOL CATCHMENT AREA
- SOLAR PANELS

20 Burnett Rise, Bradford BD13 2DX

*****THREE BEDROOM FAMILY HOME***** Situated on a QUIET CUL-DE-SAC is this THREE BEDROOM end terraced home in Queensbury, BD13. The property is sat on a SUBSTANTIAL PLOT, providing a garden to front, AMPLE OFF-STREET PARKING,, a detached garage and a GENEROUS REAR GARDEN. Internally, the property briefly comprises a an entrance hall, DINING KITCHEN, generous living room and CONSERVATORY EXTENSION to the ground floor, THREE BEDROOMS and a family bathroom to the first floor, all rooms fitted with DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING. The property we fell is ideal for a number of different buyers including GROWING FAMILIES, YOUNG PROFESSIONALS and FIRST TIME BUYERS ALIKE, with EXCELLENT TRANSPORT LINKS, an array of LOCAL AMENITIES nearby and sits in the catchment area for WELL-REGARDED SCHOOLS. Viewing by appointment only!



Council Tax Band: B



Property Description

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Accommodation

Ground Floor

Entrance Hall

Leading from a uPVC double glazed door to front with under stairs storage, access to the dining kitchen, living room and stairs to the first floor with a gas central heating radiator.

Dining Kitchen

9'08 x 16'02

Fully fitted with a a mixture of wall and base units, an integral fridge, freezer, electric oven and gas hob and extractor over, space and plumbing for a washing machine and dishwasher, a sink and drainer inset with double glazed window over, gas central heating radiator and ample space for a dining table.

Living Room

15'08 x 13'00

A generously proportioned living room situated to the rear aspect of the ground floor comprising a gas fire with mantle over, a gas central heating radiator and uPVC double glazed patio doors giving access to the conservatory extension.

Conservatory

9'11 x 9'05

Accessed via the living room is this uPVC double glazed conservatory to the rear aspect providing further reception space with access to the rear garden.

First Floor

Landing

A light and airy landing with gas central heating, a built in storage cupboard, a loft hatch with pull down ladders giving access to a boarded loft, and double glazed window to side.

Bedroom One

9'04 x 13'09

The main double bedroom sits to the front elevation with a double glazed window to front and a gas central heating radiator.

Bedroom Two

7'08 x 15'06

A second double bedroom with a double glazed window over looking the garden to rear and gas central heating.

Bedroom Three

7'08 x 11'00

A larger than average third bedroom comprising a double glazed window to rear and gas central heating radiator.

Family Bathroom

A fully tiled bathroom with a white three piece suite consisting of a bath with shower over, a wash hand basin with vanity unit under, a w/c, with the bathroom also comprising gas central heating and frosted double glazed window to rear.

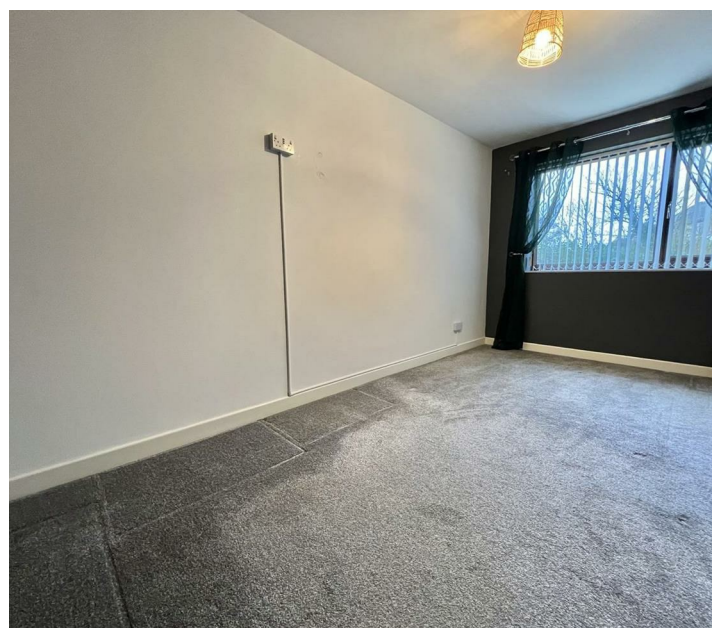
External

The property sits on a generous plot providing ample outside space comprising of A laid to lawn garden to front, a shared driveway leading to a detached garage with power, lighting and up and over door. To the rear is a generous secluded garden with a mixture of patio and mature gardens.

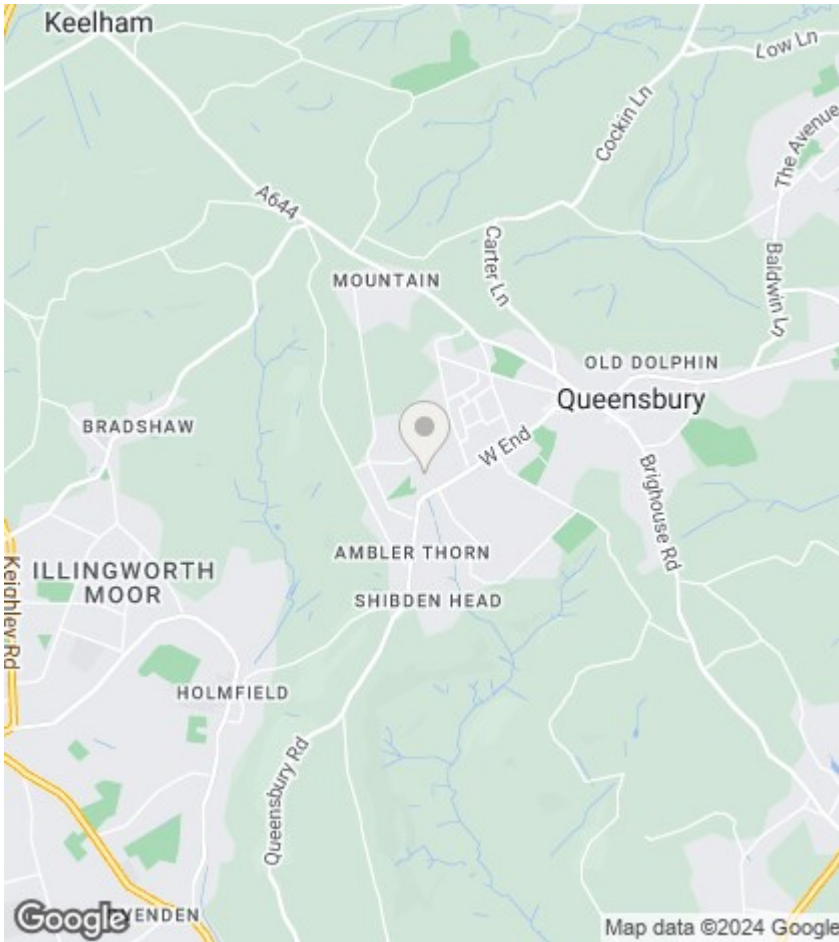
Agents Notes

Whilst every care has been taken to prepare

these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 