



18 West Dean Close, Queensbury, Bradford, BD13 2GH

Asking Price £195,000

- MODERN END-TOWNHOUSE
- GROUND FLOOR WC
- OFF-ROAD PARKING TO THE FRONT
- GAS CENTRAL HEATING
- CUL-DE-SAC LOCATION
- THREE BEDROOMS
- CORNER PLOT
- ENCLOSED GARDEN TO THE REAR
- UPVC DOUBLE GLAZING
- CLOSE TO SCHOOL AND VILLAGE AMENITIES

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**** END TOWNHOUSE ** THREE BEDROOMS ** CORNER POSITION ** OFF-ROAD PARKING ** CUL-DE-SAC LOCATION **** This ideal family home is located at the end of West Dean Close and has off-road parking for two cars to the front and an enclosed garden to the rear. Gas central heating, UPVC double glazing, ground floor WC and a modern dining kitchen. Briefly comprising of: Entrance porch, lounge, dining kitchen, WC and to the first floor - three bedrooms & a bathroom. Gardens & parking. Two minutes walk from Trinity Academy and a short drive to the amenities in Queensbury village.



Council Tax Band: C



Entrance Hall

An open plan hall way with direct access to the lounge.

Lounge

14'9 x 11'7

Bay window to the front elevation, two central heating radiator and a useful under-stairs store cupboard.

Dining Kitchen

14'10 x 8'5

Fitted with a range of base and wall units, laminated working surfaces and splashback wall tiling. Integrated electric oven, five ring gas hob and extractor above, Stainless steel sink and drainer, plumbing for a washing machine, window to the rear and from the dining area French doors lead out to the rear garden.

WC

WC, washbasin, central heating radiator and a window to the front elevation.

First Floor

Landing area with two storage cupboards and access to the loft space.

Bedroom one

13'10 x 8'4

Window to the front elevation, fitted double wardrobe with sliding doors and a central heating radiator.

Bedroom Two

9'6 x 8'3

Window to the rear elevation and a central heating radiator.

Bedroom Three

7'10 x 6'4

Window to the front elevation and a central heating radiator.

Bathroom

A white bathroom suite, comprising of a panelled bath with a thermostatic shower over, WC and a pedestal washbasin. Window to the rear elevation and a central heating radiator.

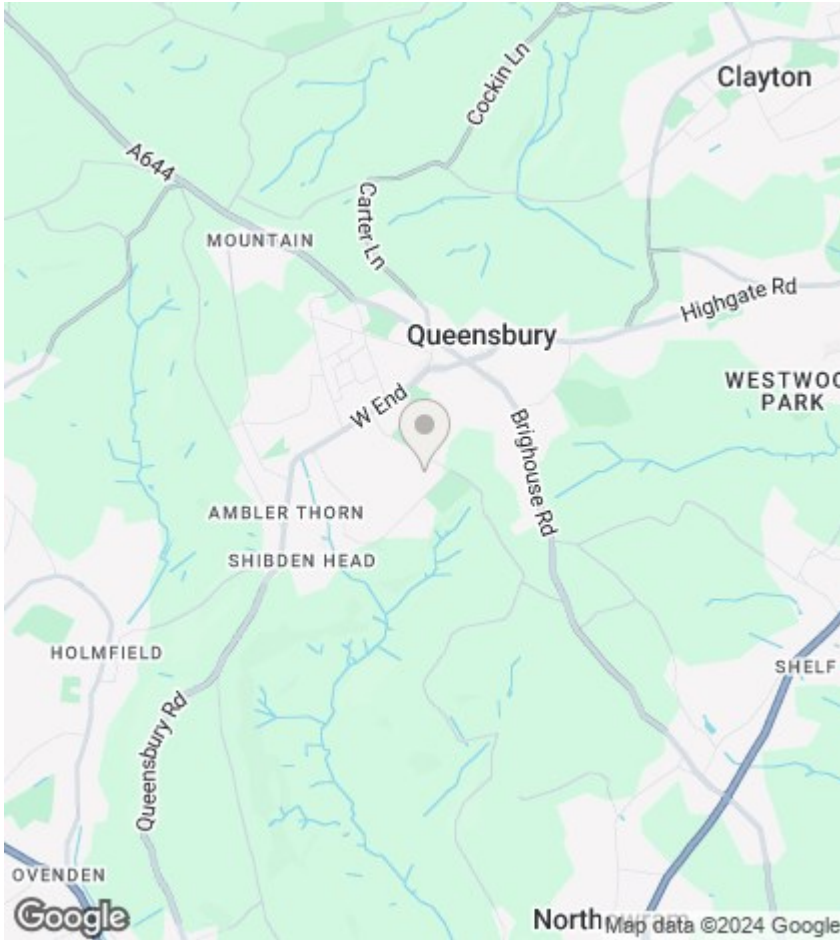
External

To the front of the property is an open plan

garden area and two off-road parking spaces. A path to the side of the house leads to a rear garden with a paved patio, artificial grass and a fenced boundary.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		76	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 