



## 8 West Dean Close, Queensbury, BD13 2GH

£195,000

- THREE BEDROOM MID-TOWNHOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED
- CLOSE TO LOCAL AMENITIES
- PARKING TO THE FRONT
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL SCHOOL
- CUL-DE-SAC POSITION
- AN IDEAL FAMILY HOME



# 8 West Dean Close, Queensbury BD13 2GH

**\*\* MODERN THREE BEDROOM MID-TOWNHOUSE \*\* CUL-DE-SAC LOCATION \*\* CLOSE TO LOCAL SCHOOLS \*\* WELL PRESENTED \*\* OFF-ROAD PARKING \*\*** Bronte Estates are pleased to offer for sale this ideal family home, just off Deanstones Lane in Queensbury. Briefly comprising of an entrance Hall, Lounge, Dining Kitchen & WC. To the first floor are three Bedrooms and the family Bathroom. Enclosed rear garden and two off-road parking spaces to the front.



Council Tax Band: C



## **Entrance Vestibule**

Door to the lounge.

The rear garden has a paved patio, lawned area and a fenced boundary.

## **Lounge**

14'4 x 11'1

Bay window to the front elevation, two central heating radiators and an under-stairs store cupboard.

## **Dining-Kitchen**

14'5 x 8'0

Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated NEFF appliances including an 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, wall mounted 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**

13'6 x 8'0

Window to the front elevation and a central heating radiator.

## **Bedroom Two**

9'1 x 7'10

Window to the rear elevation and a central heating radiator.

## **Bedroom Three**

7'5 x 5'11

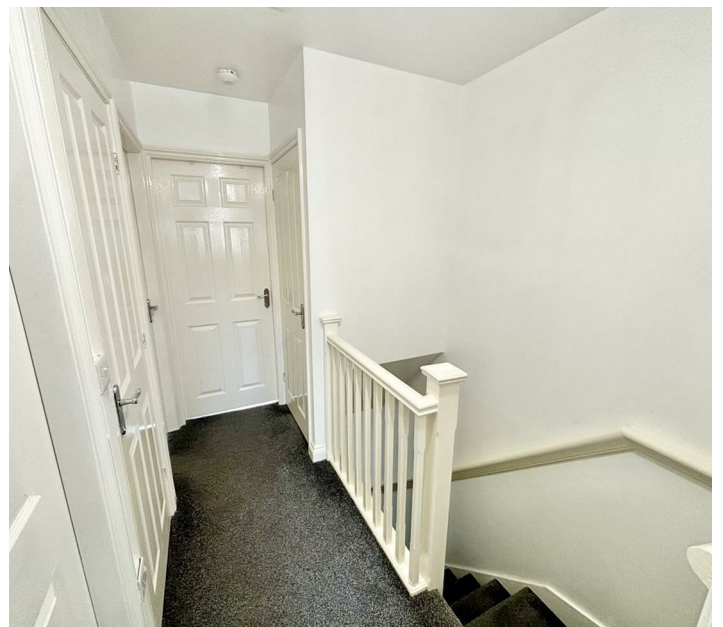
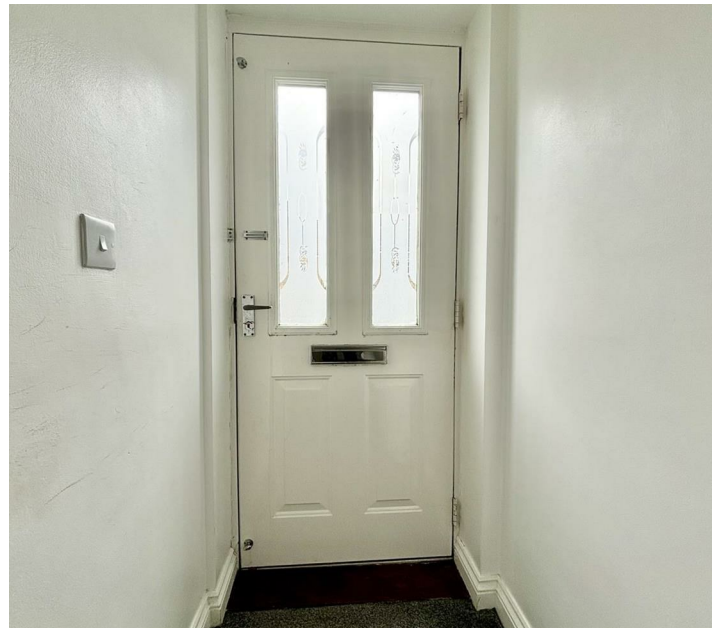
Window to the front elevation and a central heating radiator.

## **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.

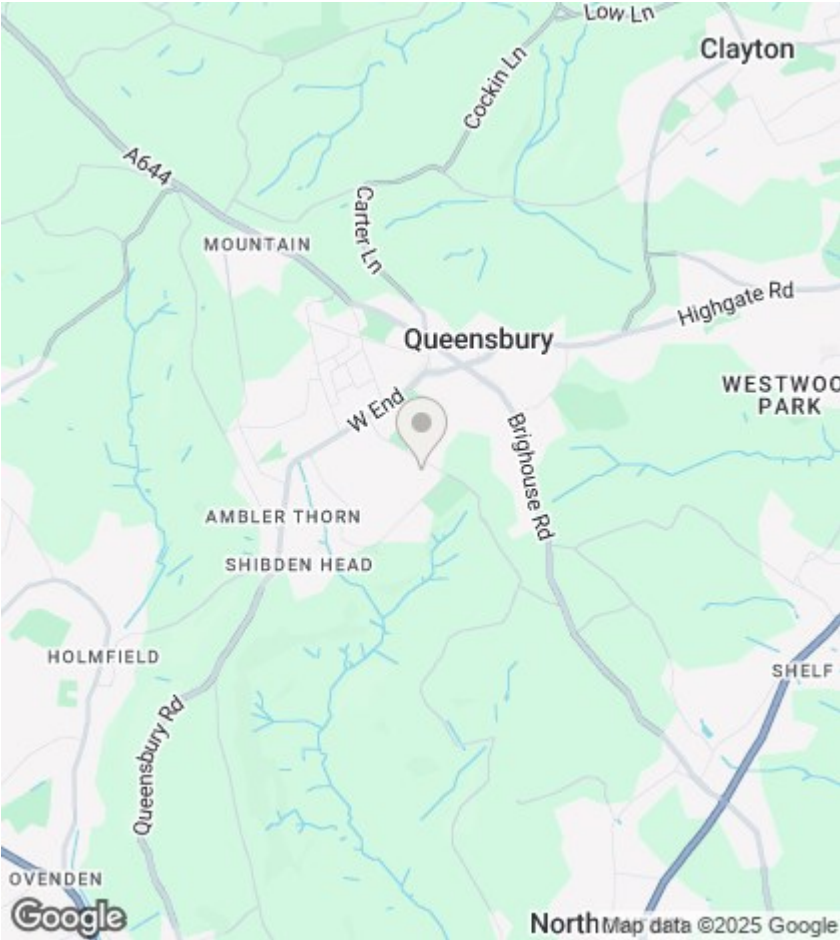
## **External**

To the front of the property is an open plan garden area and two off-road parking spaces.









Directions

Viewings

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

EPC Rating:  
D

