



Charles Street, Queensbury

£230,000

*** SPACIOUS * STYLISH * READY TO MOVE INTO * EXTENDED END TERRACE ***

*** THREE DOUBLE BEDROOMS * TWO BATH/SHOWER ROOMS * GARDEN * PARKING ***

This superb extended stone built end through terrace offers three double bedrooms and occupies a quiet backwater position in the heart of Queensbury Village, making it an ideal choice for a variety of buyers.

The property boasts two bath/shower rooms, a generous 17ft dining kitchen, sun room overlooking the rear garden and a useful occasional basement room, together with gas central heating and uPVC double glazing.

Briefly comprising entrance hallway, lounge, modern cream fitted dining kitchen, sun room, bathroom and occasional basement room. To the first floor are three double bedrooms and a shower room.

Externally, there is a large enclosed rear garden with lawn and decking, a useful storage shed and driveway providing off-street parking.





Entrance Hall

With radiator.

Lounge

14'1" x 11' (4.29m x 3.35m)

With fireplace surround, radiator and double glazed window.

Dining Kitchen

17'3" x 10'3" (5.26m x 3.12m)

Fitted dining kitchen having a range of cream wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, breakfast bar, tiled floor, radiator, French doors to Sun Room.

Sun Room

14'6" x 11'6" (4.42m x 3.51m)

With radiator, velux window, bi-fold door.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Basement Room

12'6" x 12'5" (3.81m x 3.78m)

With radiator, double glazed window and bar area.

First Floor

Bedroom One

13'8" x 11'2" (4.17m x 3.40m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

10'7" x 8'5" (3.23m x 2.57m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

10'7" x 9' (3.23m x 2.74m)

With built in wardrobe, radiator and double glazed window.





Shower Room

Comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a large enclosed lawned and decked garden to the rear with glass balustrade, together with a driveway providing off-road parking.

Directions

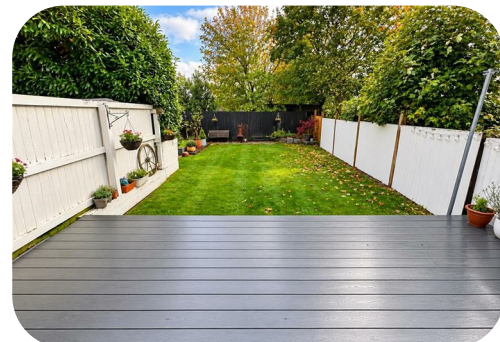
From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.3 miles, turn right onto Commercial St, turn left onto Lee St, Lee St turns right and becomes Charles St.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Charles Street, BD13

Approximate Gross Internal Area = 133.5 sq m / 1437 sq ft

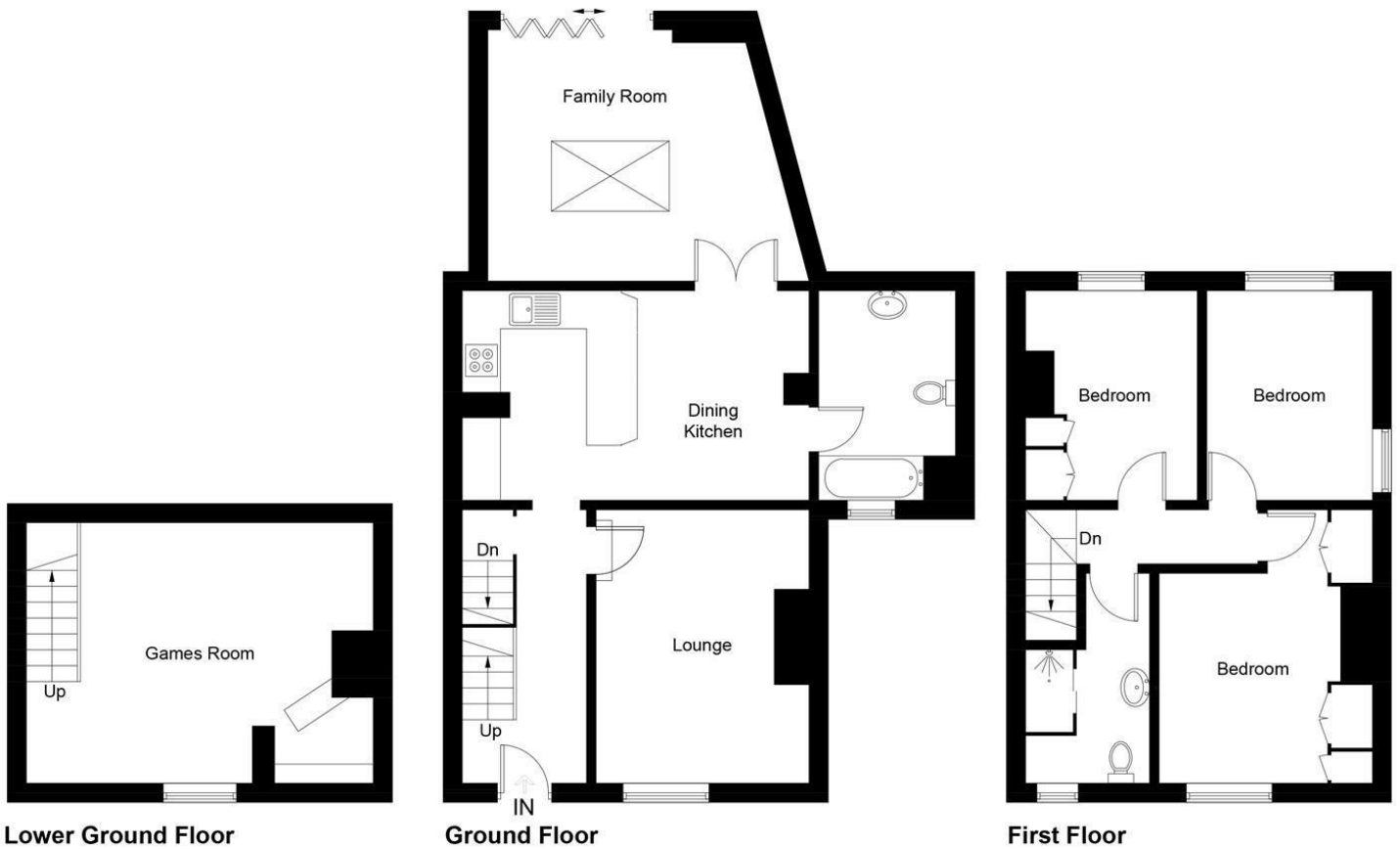
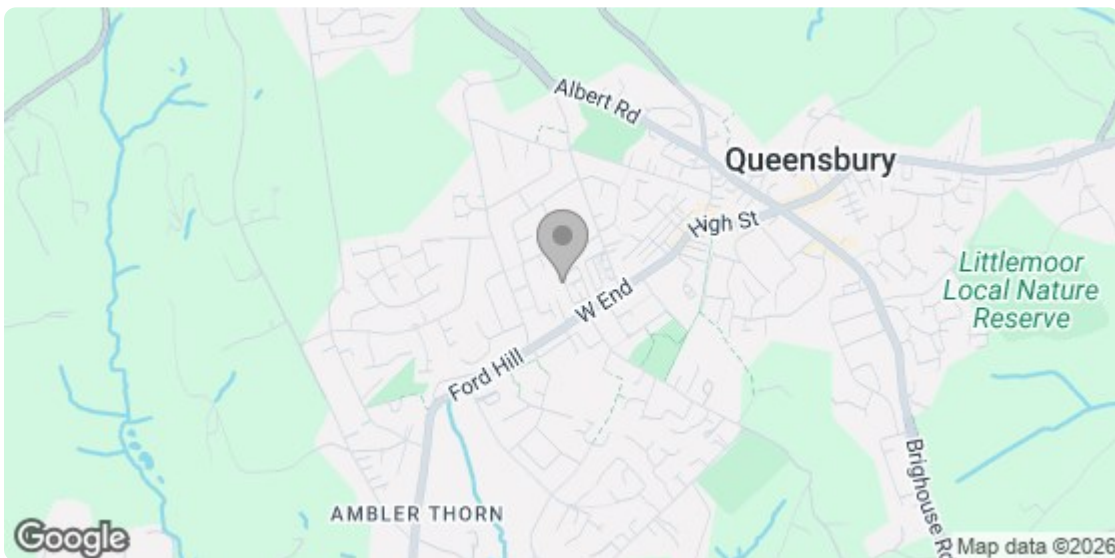


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343667)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(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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