



Lewis Close, Queensbury,

£175,000

- * SEMI DETACHED * TWO BEDROOMS * CONSERVATORY * NO CHAIN *
- * HEART OF QUEENSBURY * CUL-DE-SAC * GARDENS * PARKING *
- * GREAT STARTER HOME *

Available with no onward chain, is this delightful two bedroom semi detached house.

Benefits from gas central heating, upvc double glazing and alarm system.

The manageable accommodation briefly comprises entrance, lounge, dining kitchen, conservatory, two first floor bedrooms - master bedroom having en-suite shower room, plus a modern white shower room.

To the outside there are front and rear garden with parking.



Entrance

Lounge

16'7" x 12'4" (5.05m x 3.76m)

With electric fire in feature fireplace surround, radiator.

Dining Kitchen

12'4" x 10'6" (3.76m x 3.20m)

Beechwood effect dining kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for auto washer, part tiled walls and radiator. Patio doors to conservatory.

Conservatory

7'10" x 11'1" (2.39m x 3.38m)

With electric fire.

First Floor Landing

Bedroom One

12'6" x 9'2" (3.81m x 2.79m)

With store cupboard and radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece suite.

Bedroom Two

7'2" x 11'2" (2.18m x 3.40m)

With radiator.

Shower Room

Three piece modern white suite, tiled walls and heated towel rail.

Exterior

To the outside there are gardens to front and rear, together with parking.

Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Granby St, turn left onto Osbourne Dr, right onto Lewis Cl, turn right to stay on Lewis Cl and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford



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.

| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO ₂ emissions | Current | Potential |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales EU Directive 2002/91/EC | | | England & Wales EU Directive 2002/91/EC | | |

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
website www.sugdensesstates.co.uk