



Elliot Court, Queensbury,

£250,000

- * EXTENDED DETACHED BUNGALOW * THREE BEDROOMS * OVERSIZED GARAGE *
- * AMPLE PARKING * GARDENS * MODERN KITCHEN * TWO BATH/SHOWER ROOMS *
- * CONSERVATORY * ELECTRIC GATES *

Situated in the heart of Queensbury village, is this delightful extended three bedroom detached bungalow. The 'ready to move into' accommodation benefits from gas central heating, upvc double glazing and briefly comprises reception hall, lounge, modern fitted kitchen, utility, conservatory, three bedrooms - master bedroom having en-suite wet room, plus modern house bathroom.

To the outside there is ample parking, oversized garage and a larger enclosed rear garden.



Reception Hall

With radiator.

Lounge

16'6" x 13' (5.03m x 3.96m)

Having a multi-fuel burner, laminated wood floor, patio doors to conservatory.

Kitchen

10'1" x 9'7" (3.07m x 2.92m)

Modern fitted kitchen having a range of wall and base units incorporating laminated sink unit, electric oven and hob, dishwasher and part tiled walls.

Utility

11'1" x 4'5" (3.38m x 1.35m)

With plumbing for auto washer, tiled floor.

Conservatory

8'5" x 7'7" (2.57m x 2.31m)

With under floor heating.

Bathroom

Three piece modern white suite, heated towel rail.

Bedroom One

11'1" x 14'2" (3.38m x 4.32m)

With fitted wardrobes and radiator.

Wet Room

Three piece suite, part tiled walls and under floor heating.

Bedroom Two

8'1" x 8'7" (2.46m x 2.62m)

With radiator.

Bedroom Three

15'7" x 15'1" (4.75m x 4.60m)

With built in wardrobes and radiator.

Exterior

To the outside there is electric gated entrance, oversized detached garage with power and light, ample parking, larger lawned and patio garden to the rear.

Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647, turn right onto Briggs Villas/Foster St, continue to follow Foster St, left onto Alexandra St, right onto Elliot Ct and the property will 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		
(15-38) F			(15-38) F		
(1-14) G			(1-14) 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