



Weston Avenue, Queensbury,

£169,950

* SEMI DETACHED BUNGALOW * TWO BEDROOMS * MODERNISATION REQUIRED *
* CLOSE TO AMENITIES * GARDENS * DRIVE * GARAGE *

This two bedroom semi detached bungalow property requires full modernisation throughout. Situated on the outskirts of Queensbury Village which boasts amenities, shops and both first and secondary schools.

The accommodation briefly comprises entrance hallway, lounge, kitchen, two bedrooms and a shower room. To the outside there are gardens to both front and rear, together with a driveway leading to a single garage.



Entrance Hall

With radiator.

Lounge

17'9" x 11'6" (5.41m x 3.51m)

With electric fire in fireplace surround, radiator and double glazed window.

Kitchen

11'9" x 8'9" (3.58m x 2.67m)

With fitted wall and base units incorporating stainless steel sink unit, cooker point, radiator and double glazed window.

Bedroom One

11'6" x 10'8" (3.51m x 3.25m)

With radiator and double glazed window.

Bedroom Two

9'7" x 8'5" (2.92m x 2.57m)

With radiator, double glazed window and storage cupboard.

Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, double glazed window.

Exterior

To the outside there are gardens to both front and rear, driveway leading to a single garage.

Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647 for 0.4 miles, turn right onto Fleet Ln, left onto Weston Ave 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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs A (92-101)		Very environmentally friendly - lower CO ₂ emissions A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
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

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