



Russell Avenue, Queensbury

£299,950

*** SEMI DETACHED * THREE BEDROOMS * TWO RECEPTION ROOMS * EXTENDED *
* TWO BATH/SHOWER ROOMS * MODERN KITCHEN * GARDEN * PARKING ***

A superb extended semi detached family home offering spacious and versatile accommodation, ideal for a young or growing family. Well presented throughout, the property benefits from a modern fitted dining kitchen, two generous reception rooms and a ground floor additional shower room.

Situated within walking distance of local amenities, shops and a choice of well regarded primary and secondary schools, the property enjoys a convenient and family friendly location.

The accommodation briefly comprises entrance porch, hallway, dining room, breakfast kitchen, lounge and shower room. To the first floor there are three bedrooms, together with a modern family bathroom.

Externally, there are well maintained lawned and decked gardens to the rear, providing excellent outdoor space for families and entertaining, along with a bar area. A driveway offers useful off street parking.





Entrance Porch

Hallway

With radiator.

Breakfast Kitchen

19'4" x 16'2" (5.89m x 4.93m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, double oven and hob, extractor fan, quartz work tops, integrated dishwasher, washing machine, dryer, wine cooler, tiled floor, radiator, double glazed window, vaulted ceiling and ceiling beams.

Dining Room

13'9" x 14'2" (4.19m x 4.32m)

Remote controlled living flame fire, radiator, French doors to rear.

Lounge

15'3" x 13'7" (4.65m x 4.14m)

With remote control living flame fire, radiator and double glazed window.

Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator and double glazed window.

First Floor

Bedroom One

12' x 12'3" (3.66m x 3.73m)

With radiator, double glazed window and built in wardrobe.

Bedroom Two

10'2" x 12'3" (3.10m x 3.73m)

With radiator and double glazed window.

Bedroom Three

9'8" x 9'3" (2.95m x 2.82m)

With radiator, double glazed window and storage cupboard.





Bathroom

Modern three piece suite comprising freestanding bath, low suite wc, vanity sink unit, radiator and double glazed window.

Exterior

To the outside there is an enclosed garden to the rear views over the park, lawn and decking with bar area. A driveway provides off-road parking.

Directions

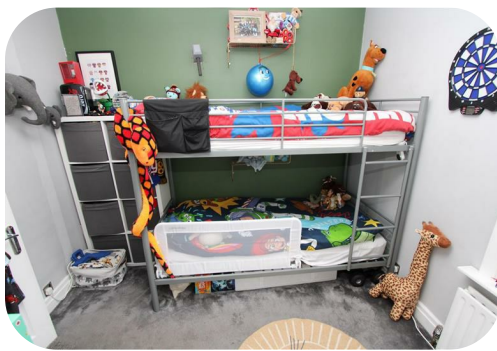
From our office on Queensbury High Street head toward Russell St, turn left onto Russell Hall Ln, Russell Hall Ln turns right and becomes Russell Ave.

TENURE

FREEHOLD

Council Tax Band

C / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	65	
(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.

