



Russell Road, Queensbury

£280,000

* EXTENDED SEMI DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS *
 * FAMILY ACCOMMODATION * POPULAR LOCATION * CLOSE TO AMENITIES *
 * ATTRACTIVE GARDENS * OFF-ROAD PARKING *

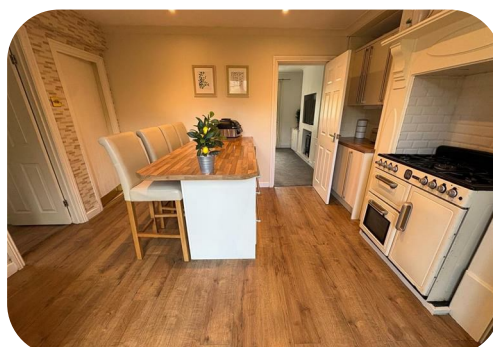
This superb four bedroom extended semi detached home offers spacious and versatile family accommodation, with a particularly appealing ground floor layout that provides excellent potential to create a private retreat for a teenager/comfortable guest suite/independent living space.

Beautifully presented throughout, the property benefits from two reception rooms, generous living accommodation and a well maintained rear garden.

Ideally situated within walking distance of local amenities and shops, as well as a choice of primary and secondary schools, the property is well placed for family life.

The accommodation briefly comprises entrance vestibule, sitting room, breakfast kitchen, cloakroom/wc, utility room and fourth bedroom to the ground floor - offering superb flexibility for families with older children/visiting guests/relatives seeking their own private space. To the first floor are three further bedrooms and a house bathroom.

Externally, the property enjoys attractive, well maintained lawned and patio areas to the rear, while a driveway provides convenient off street parking.





Entrance Vestibule

With radiator.

Lounge

12'3" x 14'1" (3.73m x 4.29m)

With an electric fire, media wall unit with built in cupboards, radiator and double glazed window.

Breakfast Kitchen

12' x 13' (3.66m x 3.96m)

Modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, integrated dishwasher, breakfast bar, radiator, patio doors, pantry.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin.

Utility

Modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator and double glazed window.

Sitting Room

13'2" x 11'4" (4.01m x 3.45m)

With radiator and double glazed window.

Bedroom Four

11'5" x 10'2" (3.48m x 3.10m)

With radiator, double glazed window, shower cubicle, sliding door to wc.

First Floor

Bedroom One

12'3" x 8'6" (3.73m x 2.59m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

9'3" x 9'7" (2.82m x 2.92m)

With radiator, double glazed window, sliding door wardrobe.

Bedroom Three

9'3" x 6'7" (2.82m x 2.01m)

With radiator and double glazed window.





Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Occasional Attic Room

10'9" max x 11'4" max (3.28m max x 3.45m max)

With velux window.

Exterior

To the outside there is a driveway and gardens to both front and rear with a spacious summer house.

Directions

From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.3 miles, turn left onto Russell Rd.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



Russell Road, BD13

Approximate Gross Internal Area = 134.0 sq m / 1442 sq ft

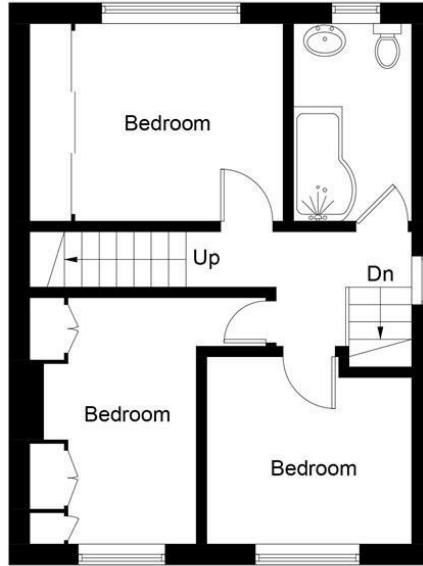
External Outbuildings = 3.6 sq m / 39 sq ft

Total = 137.6 sq m / 1481 sq ft

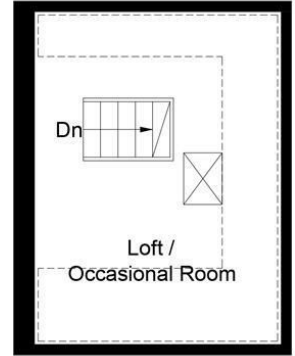


Ground Floor

= Reduced headroom below 1.5m / 5'0

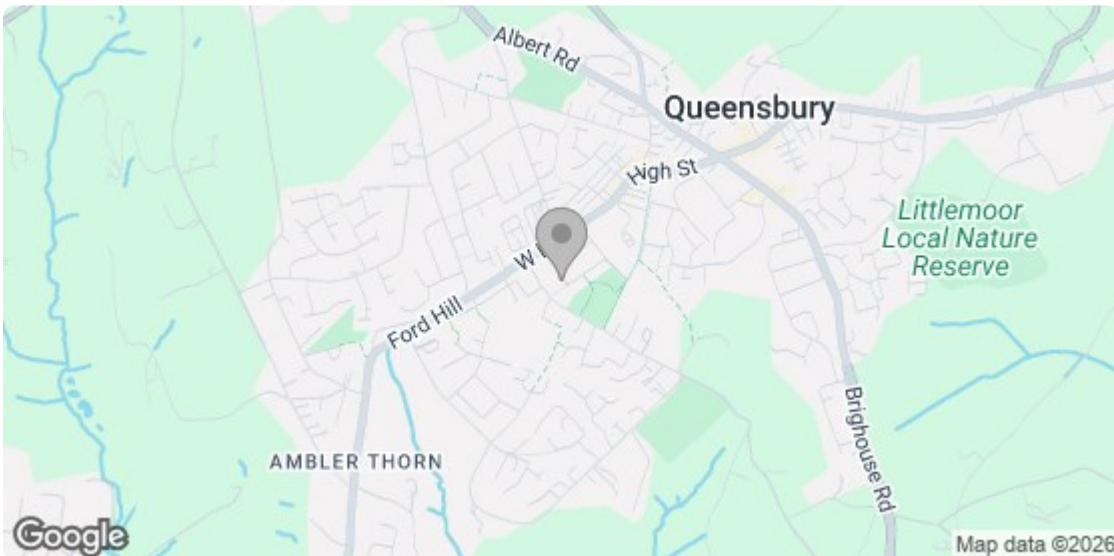


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339802)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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		
	62	71

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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