



Myrtle Grove, Queensbury,

£150,000

* TERRACE * THREE BEDROOMS * WELL PRESENTED * MODERN KITCHEN & BATHROOM *
* SMALL GARDEN * CLOSE TO AMENITIES *

Situated on the outskirts of Queensbury village is this three bedroom terrace property.

The well presented home would make an ideal purchase for a number of buyers.

Within walking distance of amenities, shops, schools and rural walks.

Benefits from a modern fitted kitchen, house bathroom, gas central heating, double glazing, small garden.

Briefly comprising entrance vestibule, lounge, kitchen, cellar, three first floor bedrooms and a house bathroom.

To the outside there is a small garden.



Entrance Vestibule

With tiled floor and radiator.

Lounge

15' x 15'8" (4.57m x 4.78m)

With radiator and double glazed window.

Kitchen

12'3" x 5'6" (3.73m x 1.68m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, plumbing for auto washer, tiled floor, radiator and double glazed window.

Cellar

Useful storage.

First Floor

With radiator and loft access.

Bedroom One

10'9" x 10'6" (3.28m x 3.20m)

With radiator and double glazed window.

Bedroom Two

12'8" x 6'2" (3.86m x 1.88m)

With radiator and double glazed window.

Bedroom Three

10'8" x 4'8" (3.25m x 1.42m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, vanity sink unit, low suite wc, tiled walls and floor, radiator, double glazed window and extractor fan.

Exterior

There is a small garden frontage.

Directions

From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.9 miles, turn right onto Roper Ln, right onto Myrtle Grove.

TENURE

FREEHOLD

Council Tax Band

B / 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	(92 plus) A		Very environmentally friendly - lower CO ₂ emissions	(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
79			52		

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