



5 Vale Grove, Queensbury, BD13 2QR

Offers In Excess Of £245,000

- EXTENDED FOUR BEDROOM SEMI DETACHED
- TWO RECEPTION ROOMS
- GAS CH & UPVC DG
- NEW ELECTRICAL CONSUMER UNIT
- NEW CENTRAL HEATING BOILER
- SIDE & REAR EXTENSIONS
- COMPOSITE FRONT & REAR DOORS
- FITTED KITCHEN WITH GRANITE WORK SURFACES
- LARGE STORAGE AREA TO THE SIDE
- DRIVE FOR SEVERAL CARS TO THE FRONT

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**** FOUR BEDROOM EXTENDED SEMI DETACHED ** SIDE AND REAR EXTENSIONS ** GAS CENTRAL HEATING ** UPVC DOUBLE GLAZING ** CLOSE TO LOCAL AMENITIES **** This good sized semi detached property offers two reception rooms, four bedrooms, gardens front and rear, plus a large storage space. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Four Bedrooms & Bathroom. Driveway parking to the front for several cars. Situated a few minutes walk from Tesco and Queensbury High Street, plus within easy reach of local schools and transport links.



Council Tax Band: B



Hallway

Stairs to the first floor and a door to the lounge.

Lounge

12'3" x 12'1"

Modern fireplace with matching mirror, black granite inlay & heath and a fitted living flame gas fire. Window to the front elevation and a central heating radiator.

Dining Room

15'4 x 9'5

Window to the side elevation and a central heating radiator. Open to:

Kitchen

12'2" x 9'6"

A fully fitted kitchen with a good range of wall and base units, black granite work surfaces, black composite sink and drainer with mixer tap, splash-back tiling, integrated fridge freezer, a new integrated dishwasher, eye level electric double oven, four ring gas hob, chimney style extractor, window to the rear elevation and a side entrance door. Cupboard housing the recently replaced central heating boiler.

First Floor

Access to a boarded loft space via a drop-down ladder and doors off to all bedrooms and the bathroom.

Bedroom One

12'7" x 7'3"

Window to the front elevation and a central heating radiator.

Bedroom Two

9'5 x 9'5

Window to the rear elevation and a central heating radiator.

Bedroom Three

18'5" x 6'9"

Windows to the front and rear elevations and two central heating radiators.

Bedroom Four

8'6 x 6'0

Window to the front and a central heating radiator.

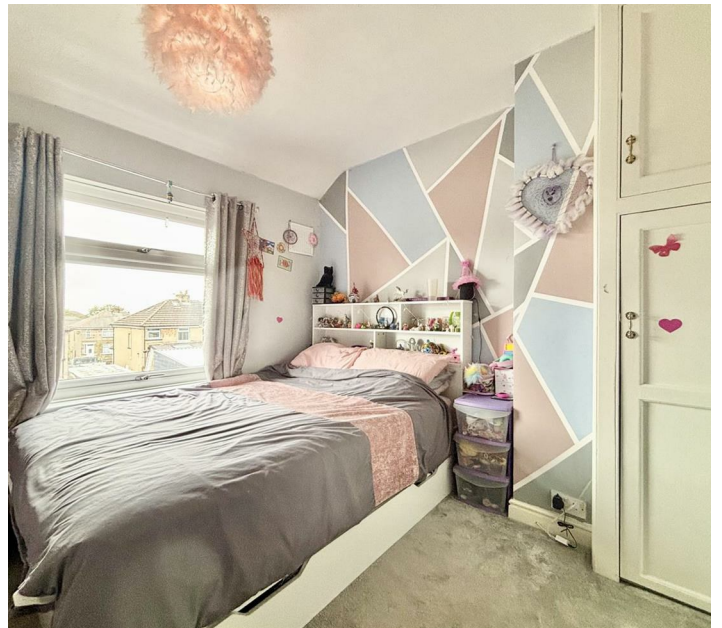
Bathroom

A fully tiled bathroom with a white suite consisting of a panelled bath with mixer shower over and telephone style taps, low flush WC and a pedestal wash basin, window to the rear elevation and a chrome central heated towel rail.

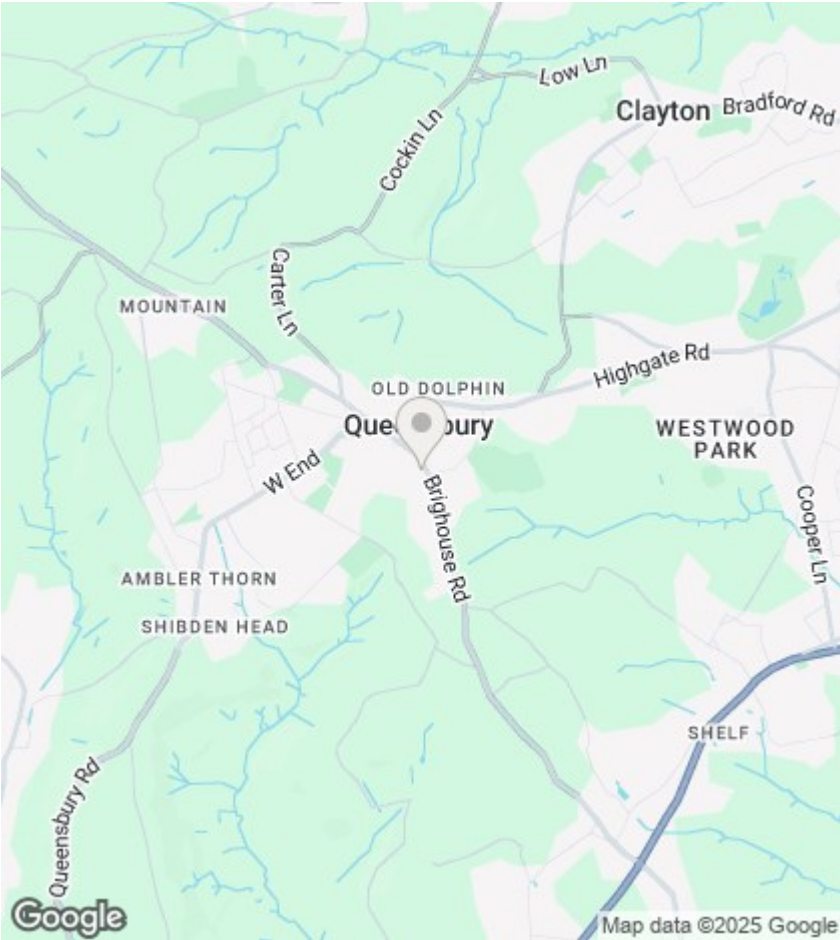
External

Open driveway to the front with off-road parking. Gated undercover area to the side of the property providing a considerable amount of storage and possibly offering potential to convert into further living accommodation, subject to the new owners securing any required planning consents/approvals. To the rear is an enclosed garden with flagged patio, garden shed, greenhouse and a lawned area.

Council Tax Band B







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:
E

