



Ashlar Grove, Queensbury,
Offers In Excess Of £200,000

* SEMI DETACHED * TWO DOUBLE BEDROOMS * CUL-DE-SAC LOCATION * CONSERVATORY *
* WELL PRESENTED * CLOSE TO AMENITIES * GARDEN * SUMMER HOUSE * DRIVE *

Ideal for first time buyers or a young couple, this well-presented two double bedroom semi-detached home occupies a pleasant cul-de-sac position.

Conveniently located close to local amenities, shops and a choice of well-regarded primary and secondary schools. The property offers spacious and well maintained accommodation throughout, featuring a modern fitted dining kitchen, contemporary shower room and a bright conservatory overlooking the rear garden. Briefly comprising entrance vestibule, lounge, dining kitchen, conservatory, two first-floor double bedrooms and shower room. Externally, there is a lawned rear garden with a useful 12ft x 9ft summerhouse, whilst a driveway provides off-street parking. An excellent opportunity for those looking to take their first step onto the property ladder.



Entrance Vestibule

With radiator.

Lounge

12'8" x 14'2" (3.86m x 4.32m)

Radiator.

Dining Kitchen

12'8" x 8'7" (3.86m x 2.62m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, complementary work surfaces, tiled splashback, oven, hob, extractor hood, plumbing for auto washer, radiator, French doors.

Conservatory

11'7" x 8'11" (3.53m x 2.72m)

First Floor

Bedroom One

12'8" x 8'7" (3.86m x 2.62m)

With radiator.

Bedroom Two

12'8" x 8'6" (3.86m x 2.59m)

With radiator.

Shower Room

Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, towel radiator.

Exterior

To the outside there is a driveway, lawned rear garden and a summer house (12'5" x 9').

Directions

From our office on Queensbury High Street head toward Russell St, continue to follow A647 for 0.6 miles, turn left onto Hill End Ln, left onto Ashlar 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			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(92-100) 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		

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