Sugdens
Sales & Lettings



Burnett Rise, Queensbury

£269,950

* DETACHED * THREE BEDROOMS * SOUGHT-AFTER CUL-DE-SAC * DRIVEWAY *
* GARDEN * CLOSE TO AMENITIES *

Occupying a much sought after cul-de-sac position is this delightful three bedroom detached home, offering spacious and versatile family sized accommodation.

Ideally situated within easy reach of Queensbury village, with its range of shops, amenities and choice of primary and secondary schools, the property also benefits from gas central heating, uPVC double glazing, alarm system and EV Charging Point.

The accommodation briefly comprises reception hall, dining kitchen, lounge, conservatory, shower room and ground floor bedroom three. To the first floor are two further bedrooms.

Externally, the property features a rear garden, together with a driveway to the front providing off-street parking.

An ideal family home in a popular residential location.

Early viewing is highly recommended.











Entrance
With tiled floor.

Dining Kitchen
15'5" x 10'2" (4.70m x 3.10m)
With fitted wall and base units incorporating stainless steel sink unit, granite work tops, oven, hob and extractor hood, tiled floor, plumbing for dishwasher, radiator, French doors to rear.

Lounge
18'2" x 15'7" (5.54m x 4.75m)
With living flame gas fire in fireplace surround, radiator and double glazed window.

Dining Room
9'3" x 7'5" (2.82m x 2.26m)
With patio doors.

Conservatory
12'5" x 10'1" (3.78m x 3.07m)
Having a composite door to rear garden and an electric heater.

Shower Room
Modern three piece suite comprising walk-in shower, vanity sink unit, low suite wc, radiator and double glazed window.

Bedroom Three
15'9" x 7'5" (4.80m x 2.26m)
With radiator, double glazed window. Access to a useful storage space with plumbing for an automatic washing machine.

First Floor
With radiator.

Bedroom One
14'5" x 8'4" (4.39m x 2.54m)
With built in wardrobe space, radiator and velux window.

Bedroom Two
14'7" x 6'4" (4.45m x 1.93m)
With velux window, built in wardrobe space and radiator.











Exterior
To the outside there is a garden to the rear with driveway leading to off-street parking. The property also benefits from an EV Charging Point.

Directions
From our office on Queensbury High Street head toward Russell St, turn right onto Fleet Ln, left onto Moor Close Parade, left onto Moor Cl Rd, left onto Burnett Rise.

TENURE
FREEHOLD

Council Tax Band
C / Bradford









Burnett Rise ,BD13

Approximate Gross Internal Area = 132.5 sq m / 1426 sq ft

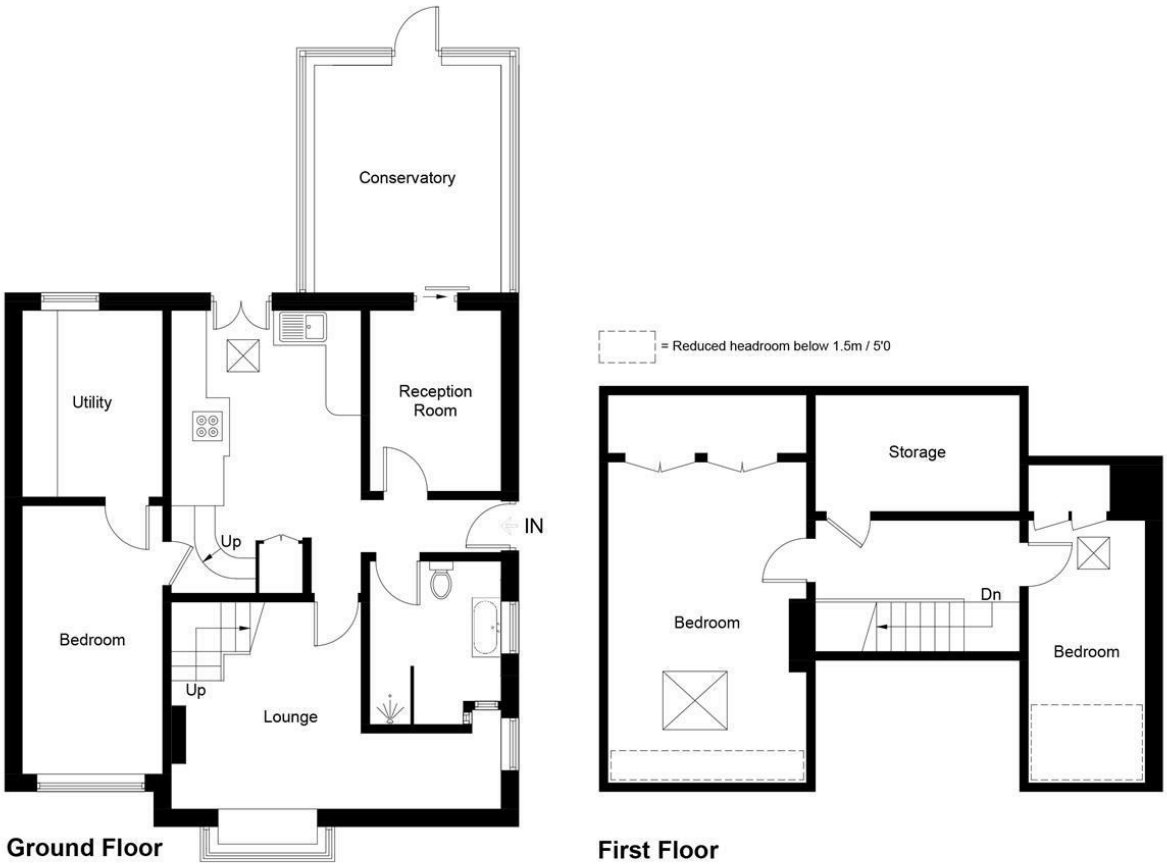
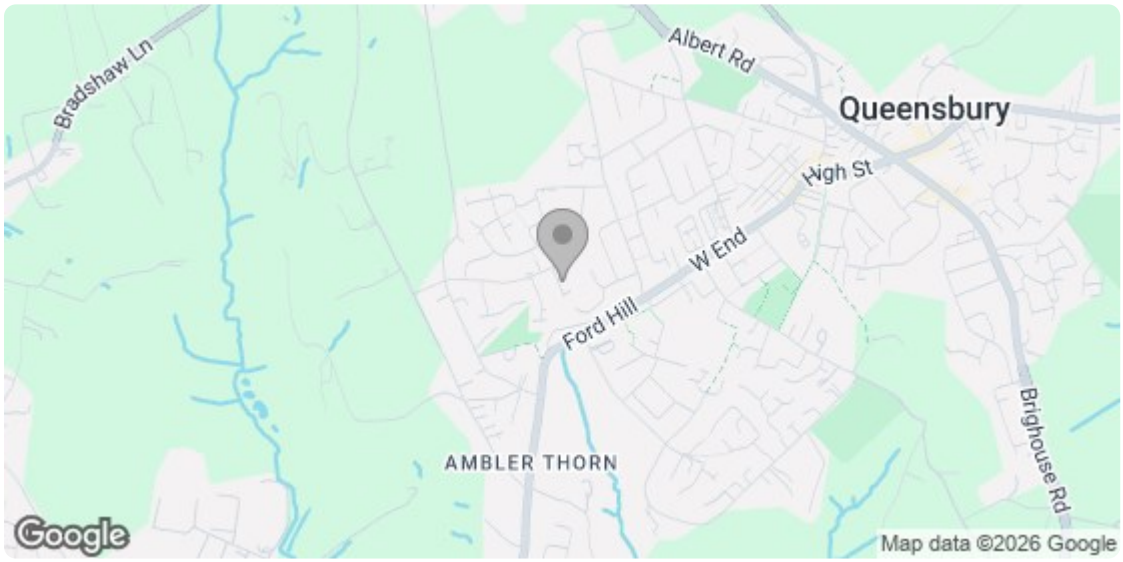
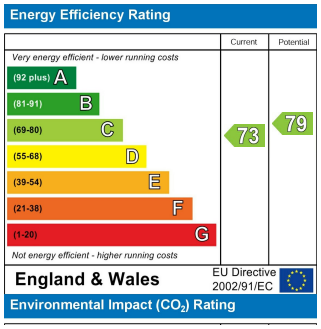


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