

Ashlar Grove, Queensbury, BRADFORD, BD13 2SP

william h brown

welcome to

Ashlar Grove, Queensbury, BRADFORD

William H. Brown Estate Agents are delighted to bring to the market this three-bedroom property, which benefits from full double glazing and gas central heating throughout. The home also features a conservatory and a single garage.













Entrance Hall
The entrance hall comprises of carpet flooring, ceiling light point, UPVC door to the side elevation.

Lounge
17' 7" x 11' 4" (5.36m x 3.45m)
The lounge comprises of carpet flooring, ceiling light point, fitted gas fire, gas central heating radiator, UPVC double glazed window to the front elevation.

Dining Room
22' 9" x 9' 9" (6.93m x 2.97m)
The dining room comprises of carpet flooring, ceiling light points, electric fire, French door leading to the rear elevation, UPVC double glazed window to the rear elevation.

Kitchen
10' 1" x 9' 8" (3.07m x 2.95m)
The kitchen comprises of vinyl; flooring, ceiling light point, matching wall and base units with work top over, oven and gas hob, UPVC double glazed window to the front elevation.

Conservatory
12' 5" x 9' 7" (3.78m x 2.92m)
The conservatory comprises of laminate flooring, ceiling light point, French door to the side elevation.

Landing
The landing comprises of carpet flooring, ceiling light point.

Bedroom One
11' 1" x 11' 8" (3.38m x 3.56m)
Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the side elevation.

En-Suite
The En-suite comprises of tiled flooring and walls, gas central heating radiator, fitted vanity unit with wash basin, fitted shower, low level W/c, UPVC double glazed window to the side elevation.

Bedroom Two
12' x 11' 3" (3.66m x 3.43m)
Bedroom two comprises of laminate flooring, wall lights, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three
11' 1" x 8' 11" (3.38m x 2.72m)
Bedroom three comprises of laminate flooring, wall lights, gas central heating radiator, UPVC double glazed window to the rear elevation.

Bathroom
The bathroom comprises of tiled walls and flooring, ceiling light point, low level W/c, fitted vanity unit with wash basin, shower, roll top bath.

W/C
The W/c comprises of laminate flooring, ceiling light point, low level W/c, fitted vanity unit with wash basin, UPVC double glazed window to the side elevation.

Single Garage
Externally
Externally the property benefits from a driveway, established garden area, to the rear there is a paved decking seating area.

Agents Note
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

welcome to

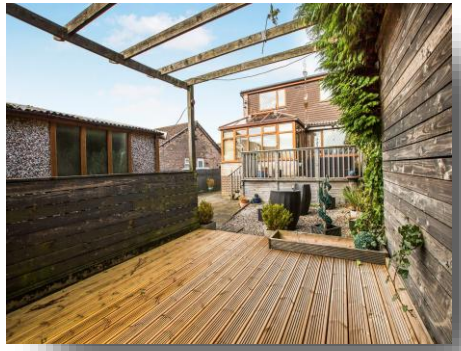
Ashlar Grove, Queensbury BRADFORD

- THREE BEDROOM PROPERTY
- MARKETED AT A GUIDE PRICE OF £269,500
- THIS WOULD MAKE AN IDEAL FAMILY HOME
- THERE IS A SINGLE GARAGE AND A CONSERVATORY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C
Council Tax Band: C

guide price

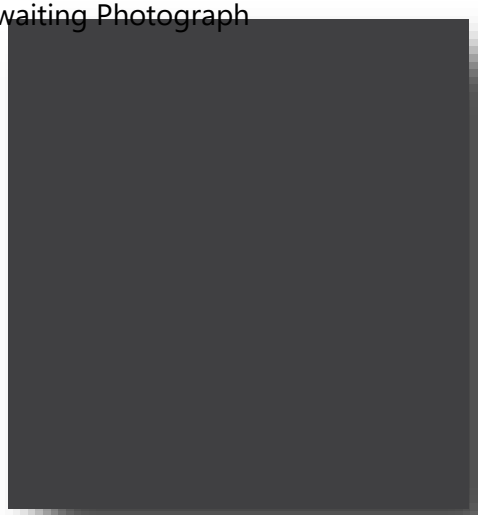
£269,500







Awaiting Photograph



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX115586

The Property Ombudsman

Property Ref:
HFX115586 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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