Sugdens
Sales & Lettings



Highgate Grove, Queensbury,

Offers Over £229,950

* * SEMI DETACHED * * THREE BEDROOMS * * TWO REPCETION ROOMS * * CONSERVATORY * *
* * CUL-DE-SAC LOCATION * * GARDENS & PARKING * * VIEWS TO REAR * *
Boasting far reaching views to the rear, is this three bedroom semi detached property.
Situated in this popular and quiet cul-de-sac location, the property would appeal to a number of buyers.
Benefiting from a GCH, DG and a conservatory to the rear.
The accommodation briefly comprises of an hallway, lounge, dining room, conservatory, three first floor bedrooms and a house bathroom.
To the outside there is a garden to front and rear with a driveway providing off street parking.







Hallway
Understairs storage and radiator.



Lounge
16'9" x 12'0" (5.11m" x 3.66m")
Feature fireplace surround, radiator and bay window.

Dining Room
12'0" x 10'5" (3.66m" x 3.18m")
Radiator and french door leading to rear.

Kitchen
7'5" x 11'2" (2.26m" x 3.40m")
Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit and plumbing for auto washer.



Conservatory
8'0" x 9'4" (2.44m" x 2.84m")
Radiator and french door leading to rear.

First Floor Landing

Bedroom One
18'2" x 10'5" (5.54m" x 3.18m")
Built in wardrobes and radiator.



Bedroom Two
11'9" x 10'7" (3.58m" x 3.23m")
Built in wardrobes and radiator.

Bedroom Three
7'8" x 9'0" (2.34m" x 2.74m")
Radiator.

Bathroom
Four piece suite comprising panel bath, shower cubicle, low flush wc, pedestal wash basin and heated towel rail.



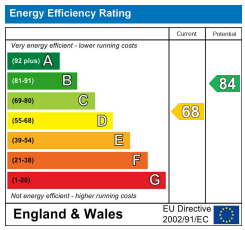
Exterior
To the outside there is a garden to front and rear with a driveway providing off street parking.

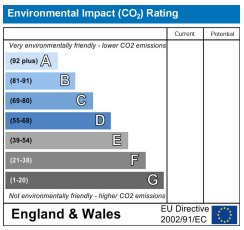
Council Tax Band
C

Tenure
FREEHOLD.



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.





8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk

rightmove The Property Ombudsman Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915 DPS The Deposit Protection Service