



Moor Close Avenue, Queensbury,

£159,950

**** END TOWN HOUSE ** THREE BEDROOMS ** TWO RECEPTION ROOMS ** CONSERVATORY **
** MODERN KITCHEN/BATHROOM ** GARDENS FRONT & REAR ** NO CHAIN ****

This three bedroom end townhouse would make an ideal purchase for a number of buyers. Situated on the outskirts of Queensbury yet within easy reach of amenities, shops and local schools.

The deceptively spacious property benefits from gas central heating, double glazing, conservatory and a garden to the rear.

The accommodation briefly comprises of a hallway, lounge, kitchen, dining room and a conservatory. There are three first floor bedrooms and a house bathroom To the outside there are gardens to both front and rear.



Reception Hall

Radiator.

Lounge

12'10" x 12'4" (3.91m" x 3.76m")

Feature fireplace surround and radiator.

Kitchen

10'6" x 8'1" (3.20m" x 2.46m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven & hob, plumbing for auto washer and radiator.

Dining Room

10'6" x 10'2" (3.20m" x 3.10m")

Radiator and upvc french doors leading to conservatory.

Conservatory

8'0" x 9'10" (2.44m" x 3.00m")

First Floor Landing

Radiator.

Bedroom One

13'0" x 8'4" (3.96m" x 2.54m")

Fitted wardrobes and radiator.

Bedroom Two

8'4" x 10'0" (2.54m" x 3.05m")

Radiator.

Bedroom Three

10'8" x 10'7" (3.25m" x 3.23m")

Radiator.

Bathroom

Four piece suite comprising bath, shower cubicle, low flush wc, vanity sink unit and heated towel rail.

Exterior

Garden to the front together with an enclosed lawned, decked and patio garden to the rear.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.7 miles, turn right onto Oxford Rd, continue onto Moor Cl Ln, turn right onto Moor Cl Ave and the property will shortly be seen displayed via our For Sale board.

Council Tax Band

A

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.

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 plus) A		84	(92 plus) 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		

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