



Highfield Terrace, Queensbury,

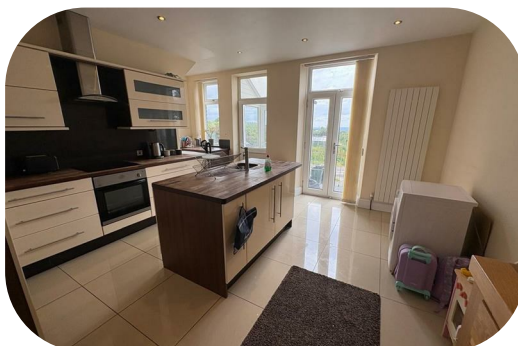
£209,950

* TERRACE * THREE BEDROOMS * OVER FOUR FLOORS * IDEAL STARTER HOME *
* CLOSE TO AMENITIES * GARDEN * DRIVEWAY * GARAGE *

A well-presented and spacious three-bedroom property offering generous accommodation arranged over four floors. To the outside there are low maintenance gardens to the front and rear and off-street parking on a driveway leading to an integral garage.

The property would appeal to a number of buyers in particular a FTB/Young Family.

Finished to a modern standard throughout, the home provides versatile living space ideal for a range of buyers. Conveniently located within easy reach of local schools, amenities and transport links, the property combines comfort and practicality in a sought-after residential setting.



Entrance Hall

With period features, coving, and radiator leading to stairs and landing with a double-glazed window.

Lounge

17'3" x 13'8" (5.26m x 4.17m)

With living flame gas fire in fireplace surround, double radiator, double glazed bay window, and coving to the ceiling.

Dining Kitchen

17'4" x 14'7" (5.28m x 4.45m)

Modern fitted dining kitchen having a range of wall and base units. Integrated fridge freezer and built in oven with ceramic hob. Large island incorporating sink unit and plumbing for a dishwasher. Plumbing for a washing machine and dryer beneath a double-glazed window. Solid Walnut worktops and porcelain tiled floor throughout. Modern vertical radiator, and French doors with access onto a balcony.

Rear Porch

With choir matting, useful for shoe storage.

Integral Garage

Useful storage cupboards and shelving. Central heating boiler, stainless steel sink, gas and electric meters. Access to useful storage area.

First Floor

Bedroom One

14'4" x 11'6" (4.37m x 3.51m)

With radiator and double glazed window.

Bedroom Two

13'6" x 11'9" (4.11m x 3.58m)

With radiator, double glazed window, and period ornamental fireplace

Attic Bedroom Three

15'9" x 15'7" (4.80m x 4.75m)

With velux window and radiator.

Bathroom

Corner bath and separate power shower, which runs from the gas boiler. Travertine wall and floor tiles throughout with chrome fixtures and fittings and double-glazed window.

Exterior

To the outside there are low maintenance gardens to the front and rear. At the rear there is off-street parking on a driveway leading to an integral garage.

Directions

From our office on Queensbury High Street head toward Halifax and Highfield Terrace will be found on the left after AKA Dance Studios.

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					
(92 plus) A			Very environmentally friendly - lower CO ₂ emissions		
(81-91) B			(92 plus) A		
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E			(55-68) D		
(21-38) F			(39-54) E		
(1-20) G			(21-38) F		
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		

