



Ashlar Grove, Queensbury

£340,000

* SEMI DETACHED * THREE BEDROOMS * LARGE GARAGE/OUTBUILDING * GARDEN * DRIVE *

* POPULAR LOCATION * CONSERVATORY * MODERN KITCHEN & SHOWER ROOM *

A well presented three bedroom semi detached home, ideally positioned for Shibden Head Primary School and offering excellent potential for a variety of buyers; of particular interest to tradespeople or anyone seeking a conversion project. The property boasts a large 4/5 car garage/outbuilding - offering scope for development (subject to the relevant planning permissions).

The accommodation briefly comprises entrance vestibule, comfortable lounge, bright conservatory, modern kitchen. To the first floor are three bedrooms and a contemporary shower room.

Externally, the property enjoys a low maintenance rear garden and a generous driveway providing ample off-street parking, leading to the impressive garage/outbuilding.

This is a fantastic opportunity to secure a versatile home with significant potential in a sought after location.





Entrance Vestibule

Lounge

17'11" x 10'10" (5.46m x 3.30m)

With feature fireplace with living flame gas fire, radiator, double glazed window.

Dining Kitchen

18' x 9'6" (5.49m x 2.90m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating sink unit, double oven, hob, integrated fridge freezer, microwave, radiator, double glazed window, pantry with plumbing for auto washer, French doors conservatory.

Conservatory

12'9" x 8'9" (3.89m x 2.67m)

With radiator and upvc door to rear.

First Floor

Bedroom One

11'1" x 11'10" (3.38m x 3.61m)

With built in wardrobe, radiator and double glazed window.

Bedroom Two

11'1" x 11'9" (3.38m x 3.58m)

With fitted wardrobe, radiator and double glazed window.

Bedroom Three

8'1" x 5'10" (2.46m x 1.78m)

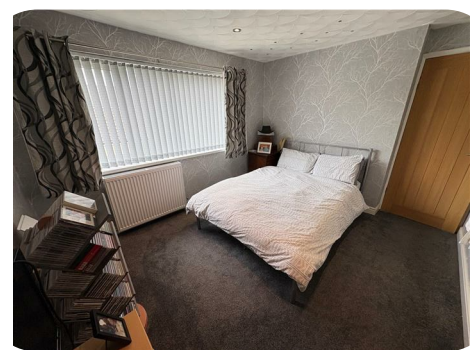
With radiator and double glazed window.

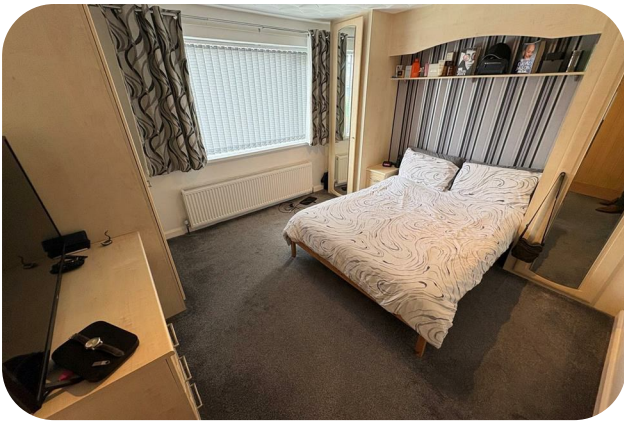
Shower Room

Modern shower room comprising walk-in shower, vanity wc and wash basin unit.

Exterior

To the outside there is an oversized garage/outbuilding (40' x 38' approx.) to the rear, together with ample driveway parking and a low maintenance garden to the rear.





Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647, turn left onto Hill End Ln, turn left onto Ashlar Grove and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

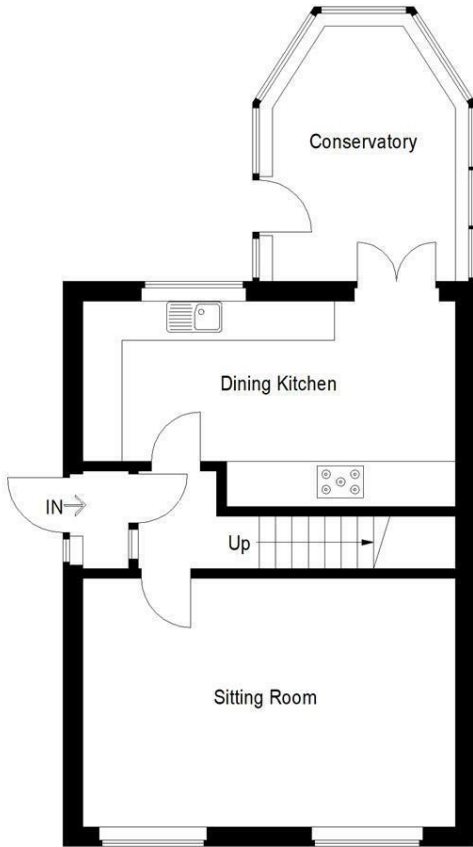
Council Tax Band

C / Bradford

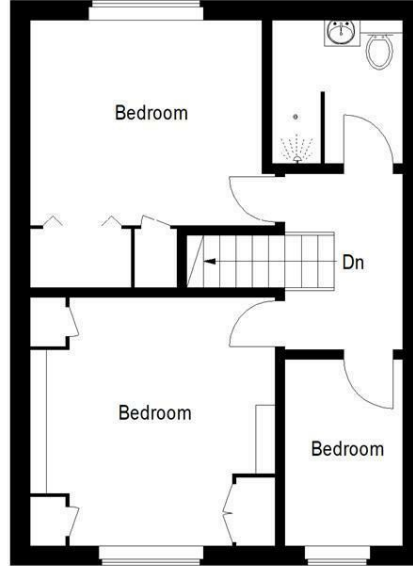


Ashlar Grove, BD13

Approximate Gross Internal Area = 102.9 sq m / 1108 sq ft

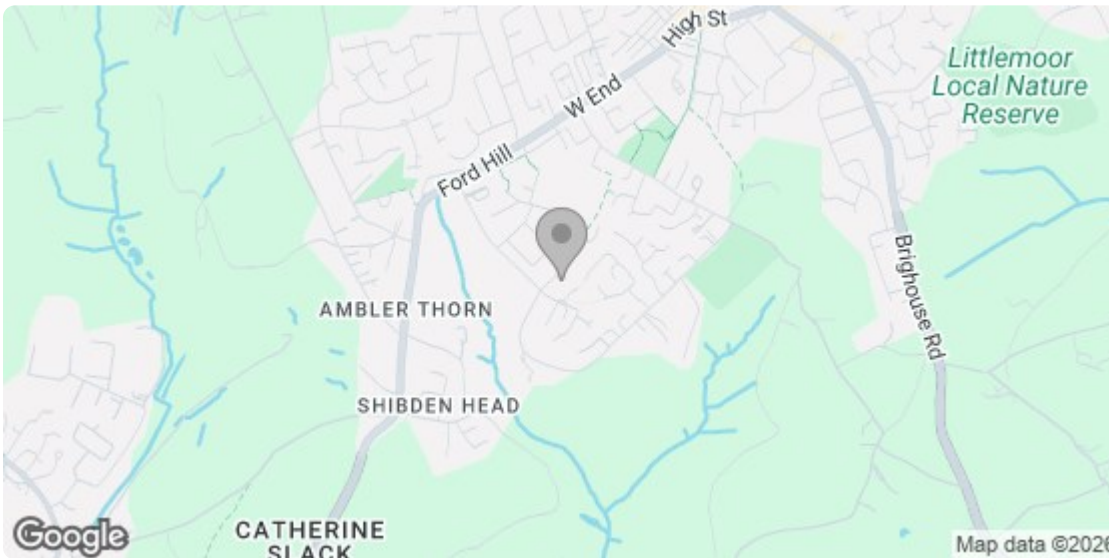


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
 FloorplansUsketch.com © 2022 (ID858890)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			87
(69-80) C		74	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating			

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@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk