



New Park Road, Queensbury

£180,000

- * SEMI DETACHED BUNGALOW * TWO BEDROOMS * REQUIRES MODERNISATION *
* GARDEN * DRIVE & GARAGE *

Two bedroom semi detached bungalow situated on the outskirts of Queensbury village. The property requires modernisation throughout and benefits from gas central heating and double glazing. The accommodation briefly comprises entrance porch, hallway, lounge, dining kitchen, two bedrooms and a house bathroom.

To the outside there is a garden to the rear, together with driveway leading to a single garage.





Entrance Porch

Hall

With radiator.

Dining Kitchen

12'5" x 10'5" (3.78m x 3.18m)

With fitted wall and base units incorporating stainless steel sink unit, cooker, plumbing for auto washer, radiator, double glazed window and pantry.

Lounge

12'3" x 13'8" (3.73m x 4.17m)

With living flame gas fire, radiator and double glazed window.

Bedroom One

12'6" x 11'8" (3.81m x 3.56m)

With radiator and double glazed window.

Bedroom Two

10'8" x 9' (3.25m x 2.74m)

With radiator and double glazed window.

Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a well stocked garden to the rear, together with a driveway leading to garage.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.3 miles, turn right onto New Park Rd and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C / Bradford





New Park Road, BD13

Approximate Gross Internal Area = 70.1 sq m / 754 sq ft

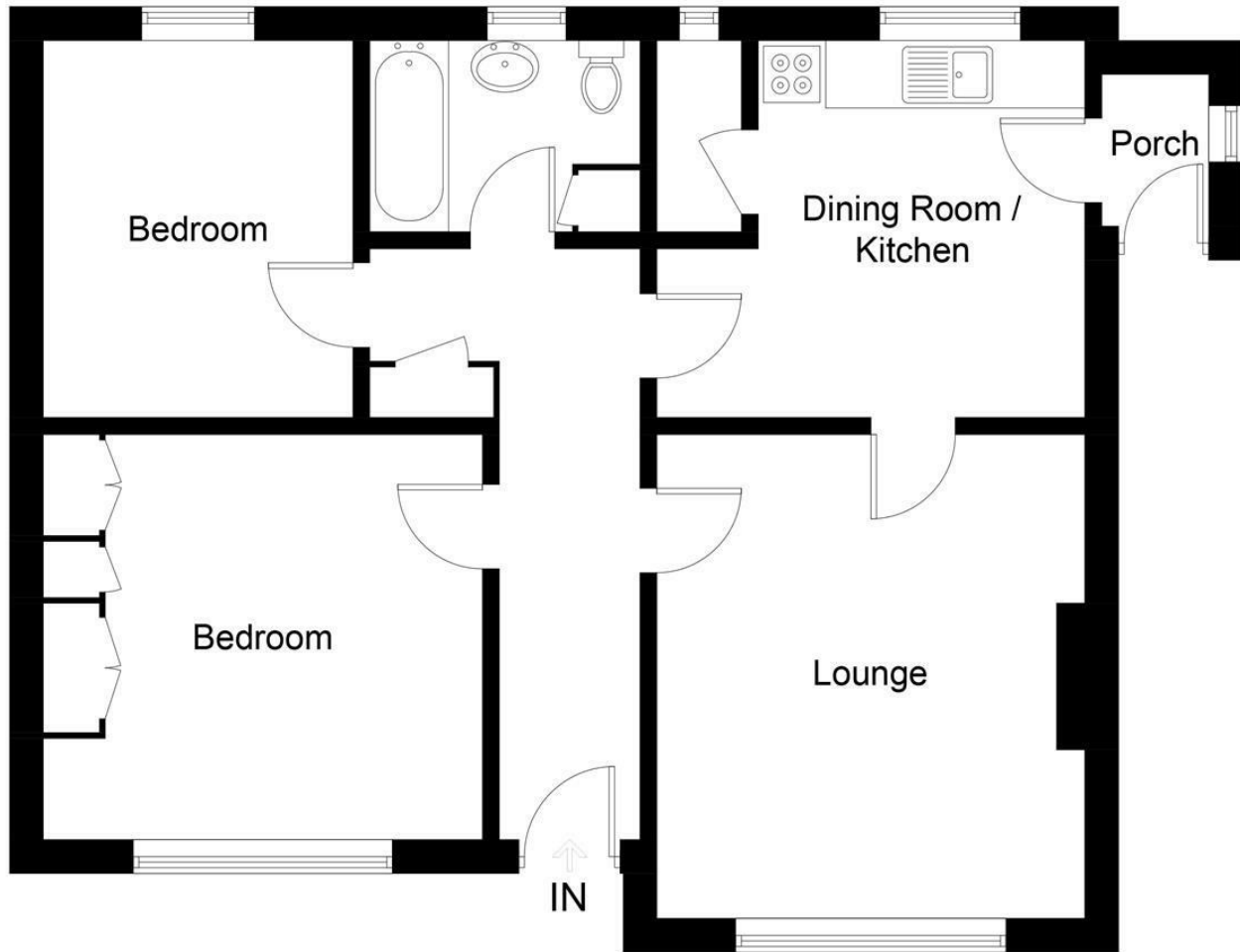
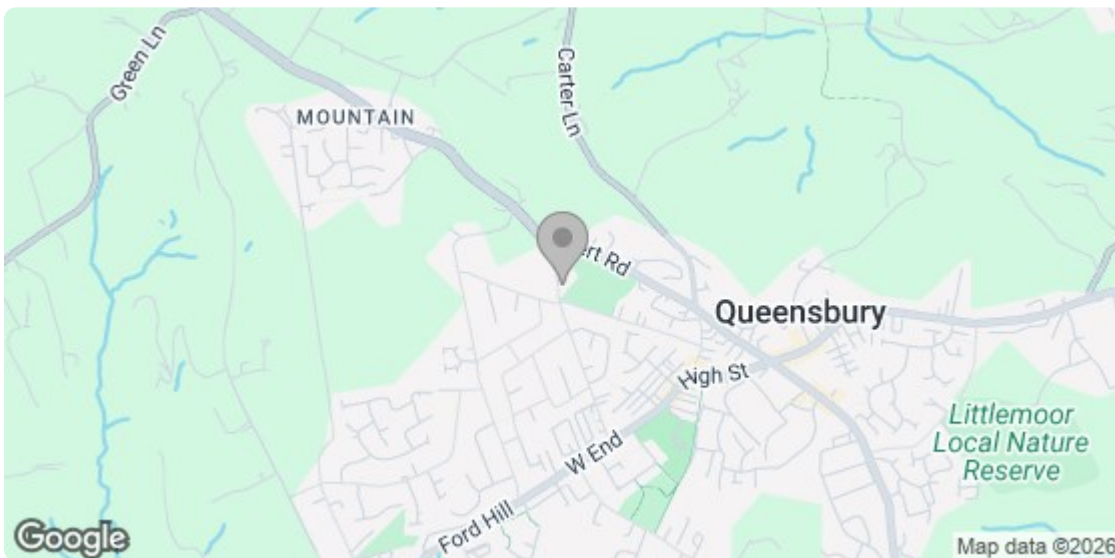


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1243809)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

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