



**Foxhill Avenue, Queensbury,**  
**Reduced To £220,000**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* OCCASIONAL ROOM \* MODERN KITCHEN \*  
 \* CONSERVATORY \* GARDEN \* DRIVE \* GARAGE \* CLOSE TO AMENITIES \*

This delightful two bedroom + occasional room semi-detached bungalow would make an ideal purchase for a number of buyers. Benefits from a modern fitted kitchen, conservatory, GCH & DG.

Ideally located for amenities, shops, walks and a choice of first and secondary schools.

The well presented home offers ready to move into accommodation and benefits from GCH, DG and garden to the rear. The accommodation briefly comprises entrance porch, dining kitchen, lounge, two ground floor bedrooms and a house bathroom. There is a further first floor occasional room.

To the outside there is an enclosed rear garden with a driveway providing off street parking and a garage.



## Entrance Vestibule

## Hallway

Central heating radiator and useful storage cupboard.

## Kitchen

10'8 x 8'7 (3.25m x 2.62m)

Modern fitted wall and base units, Stainless Steel sink unit, Siemens appliances including oven, gas hob, extractor with integrated fridge, dishwasher and washing machine. Central heating radiator and a double glazed window.

## Lounge

18 x 10'9 (5.49m x 3.28m)

Living flame gas fire, fireplace surround and double glazed window.

## Bedroom One

10'9 x 8'7 (3.28m x 2.62m)

Modern sliding wardrobes, central heating radiator and double glazed window.

## Bedroom Two

10'9 x 12'2 (3.28m x 3.71m)

Central heating radiator and patio doors.

## Conservatory

10'5 x 9'9 (3.18m x 2.97m)

Central heating radiator and French doors.

## Shower Room

Modern three piece suite comprising low flush wc, hand wash basin and shower cubicle. Central heating radiator and double glazed window.

## Attic Occasional Room

10'8 x 9'4 (3.25m x 2.84m)

Double glazed window.

## External

Low maintenance rear garden with mature borders and shrubs. Driveway leading to garage.

## Council Tax

Band C



**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 <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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