



Prospect Gardens, Queensbury, Offers Over £180,000

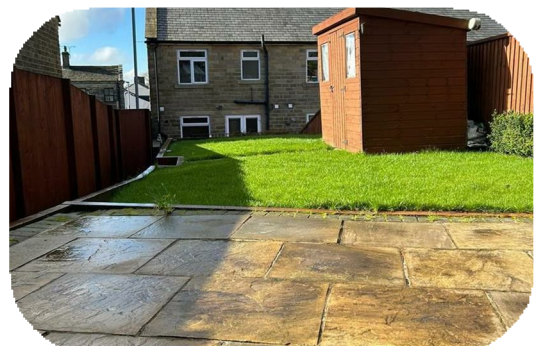
* END TOWN HOUSE * THREE BEDROOMS * SMALL CUL-DE-SAC * MODERN KITCHEN & BATHROOM *
* LANDSCAPED GARDEN * TWO ALLOCATED PARKING SPACES *

Situated on this small and quiet cul-de-sac location on the outskirts of Queensbury Village is this three bedroom end town house. Immaculately presented and benefits from a modern fitted kitchen, house bathroom, log burner and landscaped garden to the rear.

Situated within easy access of amenities, shops, first & secondary schools, the property would appeal to a number of buyers.

To the outside there is a splendid tiered lawned, patio and stocked garden to the rear and two allocated parking spaces to the front of the property.

VIEWING ESSENTIAL!



Entrance Vestibule

Central heating radiator.

Lounge

15'4 x 12'8 (4.67m x 3.86m)

Wood burning fire inset chimney breast, central heating radiator and double glazed window.

Dining Kitchen

15'10 x 7'8 (4.83m x 2.34m)

Modern fitted kitchen with gloss wall and base units with wood effect work surface over. Stainless steel sink and drainer, gas hob with splashback and extractor hood over. Electric oven, dishwasher, integrated fridge freezer, and washing machine. Central heating radiator, double glazed window and French doors leading out to rear garden.

W/C

Modern two piece suite comprising of; low flush WC, hand wash basin and central heating radiator.

First Floor

Bedroom One

11'5 x 9'5 (3.48m x 2.87m)

Central heating radiator and double glazed window.

Bedroom Two

11'10 x 8'6 (3.61m x 2.59m)

Central heating radiator and double glazed window.

Bedroom Three

8'4 x 7'1 into wardrobe (2.54m x 2.16m into wardrobe)

Fitted wardrobes, central heating radiator and double glazed window.

Bathroom

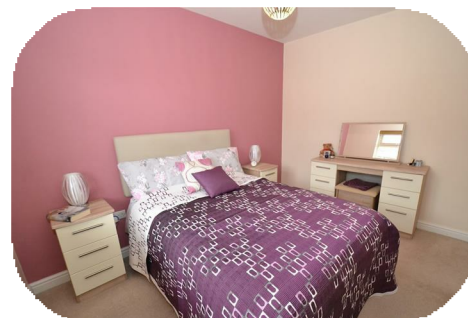
Modern three piece suite comprising; low flush WC, hand wash basin with vanity unit and panel bath with shower over. Tiling, central heating radiator and double glazed window.

Outside

Enclosed landscaped garden to the rear with patio, lawn, borders and shrubs. Allocated parking for two cars to the front.

Council Tax

B



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		93	(92 plus) A		
(81-91) B		80	(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		

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