



Uplands Avenue, Queensbury,

£209,950

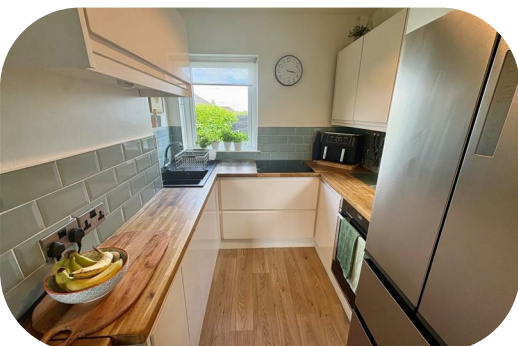
**** SEMI DETACHED ** THREE BEDROOMS ** IMMACULATE THROUGHOUT ** CUL-DE-SAC **
** MODERN KITCHEN BATHROOM ** LANDSCAPED GARDENS, PARKING & GARAGE ** NO CHAIN ****

Occupying this much sought after cul-de-sac location is this superbly presented three bedroom semi detached home. The property would make an ideal purchase for a FTB/Young Family and benefits from a modern fitted kitchen, multi fuel fire and house bathroom.

Situated within easy reach of local amenities, shops and schools.

The accommodation briefly comprises of a entrance porch, hallway, utility/wc, lounge and kitchen. There are three first floor bedrooms and a house bathroom.

To the outside there are landscaped gardens to both front and rear with a driveway leading to a single garage.



Entrance Porch

Hallway

Radiator.

Utility / WC

Modern fitted wall and base units, plumbing for auto washer, integrated dishwasher and radiator.

Lounge

15'2" x 11'9" (4.62m" x 3.58m")

Multi fuel fire set in chimney breast, radiator and french door.

Kitchen

10'6" x 7'2" (3.20m" x 2.18m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated dishwasher, oven & hob with extractor, plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

11'8" x 9'6" (3.56m" x 2.90m")

Radiator.

Bedroom Two

10'4" x 8'4" (3.15m" x 2.54m")

Radiator.

Bedroom Three

8'9" x 5'5" (2.67m" x 1.65m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, vanity sink unit, low flush wc and radiator.

Exterior

Landscaped gardens to front and rear with driveway leading to a detached garage.

Council Tax Band

B

Tenure

FREEHOLD.



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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		85	(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		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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