



## Naseby Rise, Queensbury,

**£275,000**

\* SEMI DETACHED \* FOUR BEDROOMS \* QUIET CUL-DE-SAC \* SPACIOUS \*  
\* CLOSE TO AMENITIES \* GARDENS \* DRIVE \* GARAGE \*

This well presented four bedroomed semi detached home is situated on this well established quiet cul-de-sac development which is renowned for its open space, wildlife and greenery.

The property would appeal to a young/growing family with its spacious accommodation.

Within walking distance of Queensbury village which offers amenities, shops and first & secondary schools.

The accommodation briefly comprises entrance vestibule, cloaks/wc, lounge/diner and dining kitchen. There are four first floor bedrooms (master bedroom has en-suite shower room) and a house bathroom.

To the outside there are gardens to front and rear, together with a driveway leading to an attached garage.



## Entrance Vestibule

With radiator.



## Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

## Lounge/Diner

23'3" x 15'8" (7.09m x 4.78m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.



## Dining Kitchen

16'5" x 9'7" (5.00m x 2.92m)

Fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, extractor fan, tiled floor, plumbing for auto washer, radiator, two double glazed windows, upvc door to rear.

## First Floor

### Bedroom One

12'4" x 10'7" (3.76m x 3.23m)

With radiator, double glazed window, sliding door wardrobes. En Suite Shower Room;



### En Suite Shower Room

Three piece shower room comprising shower cubicle, low suite, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

8'3" x 11'1" (2.51m x 3.38m)

With fitted wardrobe, radiator and double glazed window.



### Bedroom Three

8'7" x 11'3" (2.62m x 3.43m)

With radiator and double glazed window.



### Bedroom Four

8'7" x 9'1" (2.62m x 2.77m)

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 are gardens to both front and rear, together with a driveway leading to a single garage.

### Directions

From our office on Queensbury High Street head towards Gothic St, continue to follow A647 for 0.4 miles, turn right onto Naseby Rise and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

### Council Tax Band

D / Bradford

**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
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
(11-20)	G	(11-20)	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk  
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk  
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk  
website www.sugdensestates.co.uk