



## Uplands Grove, Queensbury

**£210,000**

\* SEMI DETACHED \* THREE BEDROOMS \* QUIET CUL-DE-SAC \* CONSERVATORY \*  
\* MODERN KITCHEN \* CLOSE TO AMENITIES \* GARDEN \* DRIVE \* GARAGE \*

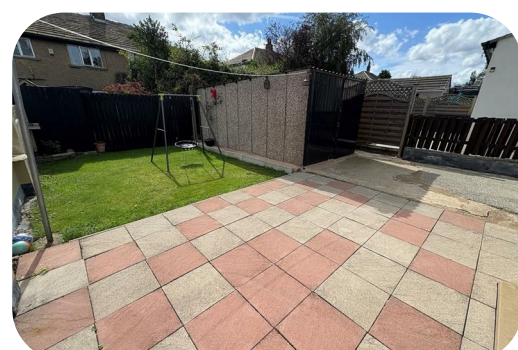
Occupying a much sought after location of Clayton Heights is this three bedroom semi detached property. This well presented home is located on a small and quiet cul-de-sac location and would appeal to a number of buyers.

Situated within easy reach of amenities, shops, schools and bus routes.

The property benefits from a modern fitted kitchen, conservatory, gas central heating and double glazing.

Briefly comprises entrance hallway, lounge, dining kitchen and conservatory. There are three first floor bedrooms and a bathroom.

To the outside there is a well maintained garden with a driveway leading to a car port and single garage.





### Entrance Hall

With radiator.

### Lounge

12'4" x 9'8" (3.76m x 2.95m)

With a living flame gas fire in fireplace surround.

### Dining Kitchen

15'9" x 9'8" (4.80m x 2.95m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated fridge/freezer, oven, hob, extractor hood, plumbing for auto washer, radiator, double glazed window, patio doors to conservatory.

### Conservatory

12'9" x 6'9" (3.89m x 2.06m)

With tiled floor, upvc door to rear.

### First Floor Landing

With double glazed window.

### Bedroom One

10'2" x 9'8" (3.10m x 2.95m)

With sliding door wardrobes, radiator and double glazed window.

### Bedroom Two

12'10" x 9'6" (3.91m x 2.90m)

With radiator and double glazed window.

### Bedroom Three

5'9" x 6'9" (1.75m x 2.06m)

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 maintained garden with a driveway leading to a car port and single garage.





**Directions**

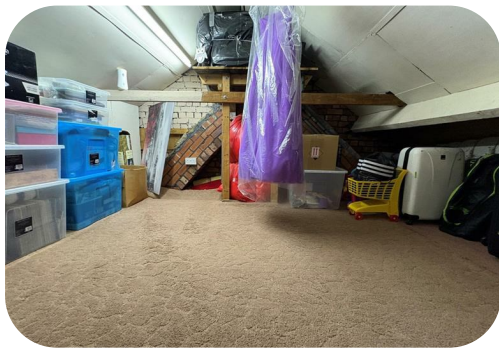
From our office on Queensbury High Street head east on High St/A647 towards Gothic St, after one mile turn left onto Uplands Ave, left onto Uplands Grove.

**TENURE**

FREEHOLD

**Council Tax Band**

B / Bradford



# Uplands Grove, BD13

Approximate Gross Internal Area = 78.3 sq m / 843 sq ft

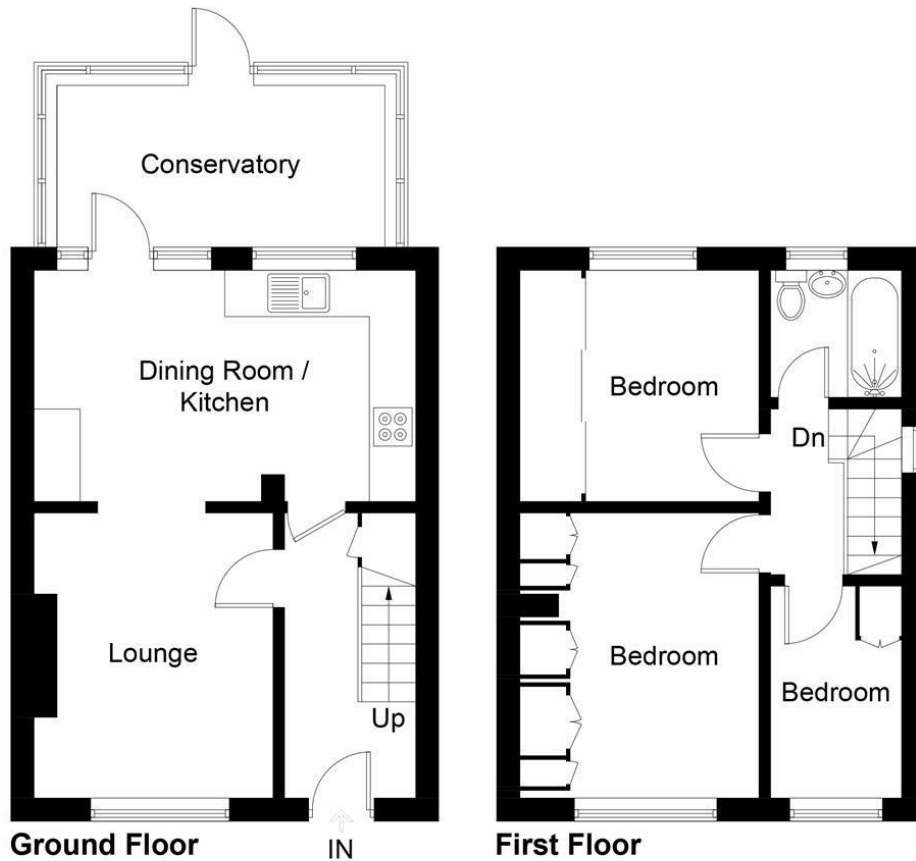
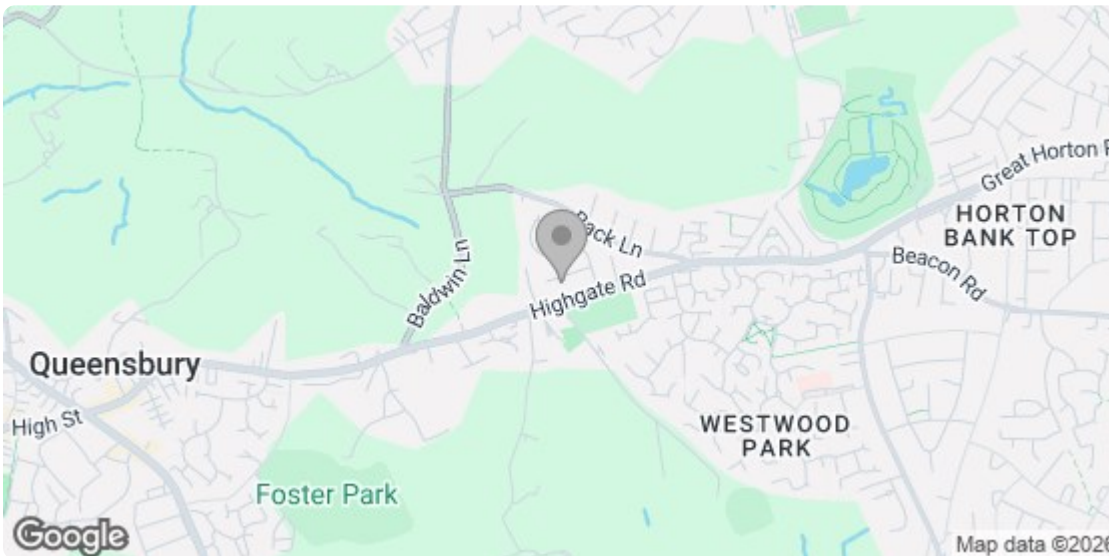


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242208)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	76
(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 <sub>2</sub> ) 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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