



Ashlar Grove, Queensbury,

Offers Over £200,000

* SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN * CONSERVATORY *
* POPULAR LOCATION * GARDEN * DRIVE * GARAGE *

ATTENTION FTBs!!! Situated in this popular and much sought after location of Queensbury is this three bedroom semi detached property.

Ideally located for Shibden Head Primary School, the property would appeal to a number of buyers.

Boasting a modern fitted kitchen, conservatory, gas central heating and double glazing.

The accommodation briefly comprises vestibule, lounge, conservatory, dining kitchen, three first floor bedrooms and shower room.

To the outside there is a low maintenance paved garden to the rear with a driveway leading single garage.



Entrance Vestibule

Lounge

17'11" x 10'10" (5.46m x 3.30m)

With fireplace surround, radiator.



Dining Kitchen

18' x 9'6" (5.49m x 2.90m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating sink unit, complementary work surfaces, double oven, hob, integrated microwave, fridge/freezer, radiator and French door to conservatory.

Conservatory

12'9" x 8'9" (3.89m x 2.67m)

With radiator and door to rear.



First Floor

Bedroom Two

11'1" x 9'9" (3.38m x 2.97m)

With built in wardrobe and radiator.

Bedroom One

11'1" x 11'10" (3.38m x 3.61m)

With fitted wardrobe and radiator.



Bedroom Three

8'1" x 5'10" (2.46m x 1.78m)

With radiator.

Shower Room

Having a walk-in shower, vanity sink unit, low suite wc, towel radiator.



Exterior

To the outside there is a patio garden to the rear and driveway leading to a single garage.



Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.6 miles, turn left onto Hill End Ln, after 0.3 miles turn left onto Ashlar Grove and the property will shortly be seen displayed via our For Sale board.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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