



## Foxhill Grove, Queensbury

**£214,950**

\* SEMI DETACHED BUNGALOW \* TWO BEDROOMS \* TWO RECEPTION ROOMS \* CONSERVATORY \*

\* TWO BATH/SHOWER ROOMS \* WELL PRESENTED \* GARDEN \* DRIVE \* GARAGE \*

Situated in the much sought after location of 'Foxhill' and within easy reach of amenities, shops local schools and excellent walks.

The well presented two bedroom semi detached property would make an ideal purchase for a number of buyers.

Offering deceptively spacious living accommodation, the 'ready to move into' property boasts a modern fitted kitchen, four piece bathroom and a conservatory.

The accommodation briefly comprises entrance porch, breakfast kitchen, lounge, dining room, conservatory and a ground floor bedroom.

There is a converted attic master suite with en suite shower room.

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







## Entrance Porch

## Breakfast Kitchen

17'10" x 9'11" (5.44m x 3.02m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, tiled splashback, cooker point, integral dishwasher, plumbing for auto washer, breakfast bar, radiator and double glazed window.

## Lounge

17'11" x 11'2" (5.46m x 3.40m)

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

## Bedroom One

12'1" x 11'3" (3.68m x 3.43m)

With sliding door wardrobes, radiator and double glazed window.

## Dining Room

9'11" x 7'3" (3.02m x 2.21m)

With radiator.

## Bathroom

Modern four piece suite comprising spa bath, vanity sink unit, low suite wc, shower cubicle, towel radiator, double glazed window.

## Conservatory

11'1" x 9'3" (3.38m x 2.82m)

With radiator and French doors to rear.

## First Floor

## Attic Bedroom Two

13'6" x 15'4" (4.11m x 4.67m)

With fitted wardrobes, velux window and radiator. En-Suite shower room;

## En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, towel radiator and double glazed window.





### Exterior

To the outside there is a well maintained low maintenance garden to the rear with artificial lawn, pond and summer house. Together with a 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 0.3 miles, turn right onto New Park Rd/The Grove, continue to follow New Park Rd, after 0.3 miles turn left onto Foxhill Grove.

### TENURE

FREEHOLD

### Council Tax Band

C





# Foxhill Grove, BD13

Approximate Gross Internal Area = 126.6 sq m / 1363 sq ft

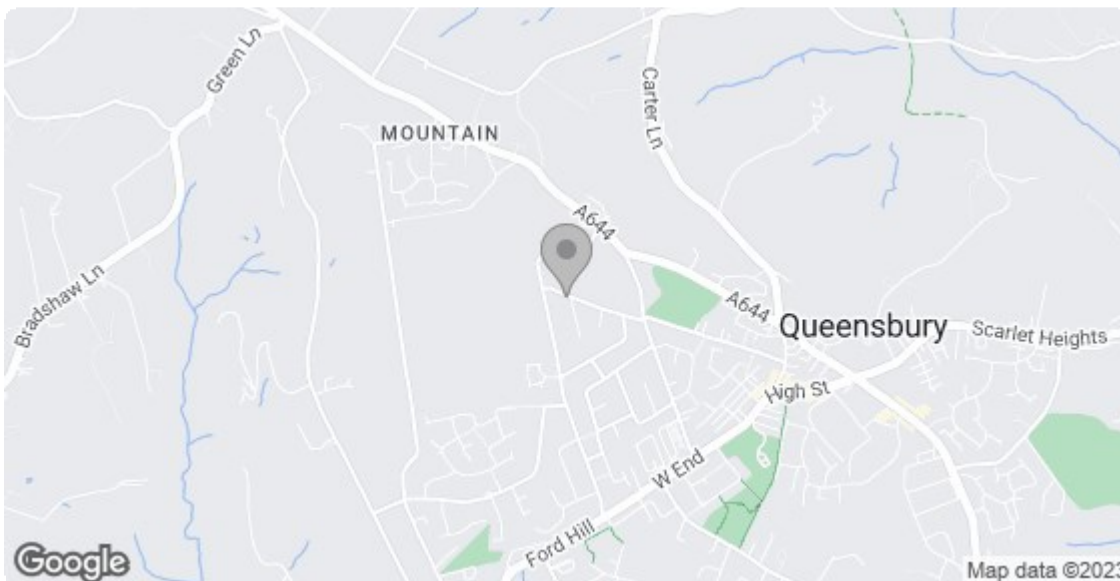


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (949966)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	86	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)