



Foxhill Drive, Queensbury,

Offers Over £220,000

* SEMI DETACHED DORMER BUNGALOW * THREE BEDROOMS * CORNER PLOT *
* TWO RECEPTION ROOMS * GARDENS TO THREE SIDES * DRIVEWAY * GARAGE *
* NO ONWARD CHAIN *

Available with vacant possession, is this delightful three bedroom semi detached dormer bungalow.

Benefits from gas central heating, upvc double glazing and alarm system.

Occupies a popular corner plot and briefly comprises entrance porch, reception hall, lounge, dining room, fitted kitchen, ground floor bedroom and shower room, together with two further bedrooms to the first floor.

To the outside there are gardens to three sides with parking and a garage.



Entrance Porch

Reception Hall

With radiator and coats cupboard.

Lounge

17'8" x 11'8" (5.38m x 3.56m)

With gas fire, radiator, upvc French doors to rear garden.



Kitchen

9'10" x 9'8" (3.00m x 2.95m)

Medium oak effect fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, electric oven and hob, plumbing for dishwasher, part tiled walls and radiator.

Dining Room

11'9" x 11'2" (3.58m x 3.40m)

With radiator and store cupboard.



Bedroom Three

9'11" x 9'7" (3.02m x 2.92m)

With radiator.



Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, tiled walls and radiator.



First Floor Landing

With store cupboard and direct access to loft area.

Bedroom One

14' max x 11'3" (4.27m max x 3.43m)

With fitted wardrobes and drawers, radiator. Also providing direct access to loft storage area.



Bedroom Two

15'3" x 10' (4.65m x 3.05m)

With radiator.



Exterior

To the outside there are lawned and patio gardens to three sides with a driveway and garage to the rear. There is also a useful 'concrete' built storage shed.

Directions

From our office in Cleckheaton town centre head west on High St/A647 towards Russell St, continue to follow A647 for 0.4 miles, turn right onto Fleet Ln, after 0.3 miles at the roundabout take the 3rd exit onto Foxhill Dr and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

COUNCIL TAX BAND

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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.

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	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	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