



## Elliot Court, Queensbury, Asking Price £225,000

**\*\* DETACHED BUNGALOW \*\* TWO BEDROOMS \*\* EXTENDED \*\* REAR GARDEN \*\***

**\*\* WELL PRESENTED THROUGHOUT \*\* CUL-DE-SAC SETTING \*\* PARKING & DOUBLE GARAGE \*\***

Well presented two bedroom extended detached bungalow situated within walking distance of Queensbury Village which has local amenities, doctors, shops and bus routes.

Tucked away in this quiet and small cul-de-sac, the property benefits from multi fuel fire, gas central heating, double glazing and a double garage that has been converted (previously a dog grooming salon and suitable for a variety of uses).

The accommodation briefly comprises entrance porch, hallway, lounge, kitchen, two bedrooms, dressing room, en suite shower room and a house bathroom.

To the outside there is a patio and lawned garden to the rear, together with a driveway leading to a double garage (currently used as a single garage).



### Entrance Porch

Tiled floor.

### Hallway

Radiator.

### Kitchen

10'2" x 9'6" (3.10m" x 2.90m")

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, plumbing for auto washer, plumbing for dishwasher and radiator.

### Lounge

16'6" x 12'4" (5.03m" x 3.76m")

Modern multi fuel fire, radiator and french doors leading to garden.

### Bedroom One

14'3" x 10'9" (4.34m" x 3.28m")

Radiator.

### Bedroom Two

8'7" x 11'4" (2.62m" x 3.45m")

Radiator.

### Dressing Room

14'5" x 9'7" (4.39m" x 2.92m")

Radiator.

### En Suite

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

### Bathroom

Four piece suite comprising panelled bath, shower cubicle, vanity sink unit, low flush wc and radiator.

### Exterior

Good sized lawn and patio garden to side and rear with driveway leading to a double garage (currently only a single garage) previously used as a dog grooming salon.

### Tenure

FREEHOLD.

### Council Tax Band

C



**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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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