



Fern Lea, Queensbury,

£225,000

- * SEMI DETACHED * THREE BEDROOMS * IDEAL STARTER HOME * GARDEN *
- * CLOSE TO AMENITIES * OFF-ROAD PARKING * SHARED DRIVE * GARAGE *

Tucked away off Scarlet Heights, is this three bedroom semi detached property.

Ideally situated on the outskirts of Queensbury village which boasts amenities, shops and both primary and secondary schools.

The property would appeal to a FTB/young family and benefits from gas central heating, double glazing, garage and garden.

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

To the outside there is a garden to the rear, together with a off street parking and a shared driveway leading to a single garage.



Entrance Hall

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator.

Lounge

13'9" x 10'11" (4.19m x 3.33m)

With electric fire in fireplace surround, radiator and double glazed window.

Dining Kitchen

15'8" x 10'3" (4.78m x 3.12m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback and floor, oven, hob, extractor hood, plumbing for auto washer, double glazed window and French doors.

First Floor

With double glazed window.

Bedroom One

11'9" x 9'9" (3.58m x 2.97m)

With radiator, double glazed window, built in wardrobe.

Bedroom Two

10'4" x 10' (3.15m x 3.05m)

With radiator and double glazed window.

Bedroom Three

8'7" x 5'9" (2.62m x 1.75m)

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 lawned and patio garden, off-road parking together with a shared driveway leading to a single garage.

Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647 for 0.3 miles, turn right onto Fern Lea/Rock Lea.

TENURE

FREEHOLD

Council Tax Band

B / Bradford



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 ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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