



## Highgate Mill Fold, Queensbury, Offers In The Region Of £135,000

**\*\*INNER TOWN HOUSE\*\*THREE BEDROOMS\*\*VIEWS ACROSS THE VALLEY\*\***

occupying a delightful CUL-DE-SAC setting with fantastic views across the valley is this three bedroom inner town house. This modern property has FAMILY SIZED accommodation over three floors and benefits from gas central heating, upvc double glazing and alarm system. Briefly comprises: reception hall, lounge, dining kitchen, cloakroom, three bedrooms and house bathroom. Outside there is parking to the front, INTEGRAL GARAGE and REAR GARDEN .





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### Ground floor

#### Reception hall

With gas central heating radiator and access to integral garage.

#### Cloakroom

Low flush wc, hand basin, heated towel rail

#### Bedroom three

9'5" x 7'3" (2.87m x 2.21m )

Upvc door to the rear garden and gas central heating double glazing.

### First floor

#### lounge

12'7" x 9'9" extending to 14'4" (3.84m x 2.97m extending to 4.37m )

With gas central heating radiator.

#### Dining Kitchen

12'6" narrowing to 11'10" (3.81m narrowing to 3.61m )

Modern high gloss wall and base units, stainless steel sink unit, stainless steel oven and hob, integrated fridge, freezer and dishwasher, part tiled gas central heating radaitor.

### Landing

### Second floor

#### Bedroom One

12'6" x 9'7" (3.81m x 2.92m )

With gas central heating radaitor

#### Bedroom Two

12'7" x 9'4" (3.84m x 2.84m )

With gas central heating radaitor

#### Bathroom

Modern three piece suite comprising: Panelled bath with shower and screen over, pedestal basin and low flush wc, part tiled and heated towel radiator.

### Exterior

Parking to the front, integral garage and rear garden.

### Directions

From Queensbury office Head east on High St/A647 towards Brighouse Rd/A644 Continue to follow A647 Turn left onto Back Lane Turn right onto Julian Drive Turn right onto Highgate Mill Fold Turn left Destination will be on the right distinguishable by our for sale sign.

### 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                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |   |
|---|-----------|--|---|
|   | Current   | Potential                                      |   |
| Very energy efficient - lower running costs |           |  | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| (92 plus) <b>A</b>                          |           |  | (92 plus) <b>A</b>  |
| (81-91) <b>B</b>                            |           | <b>86</b>                                      | (81-91) <b>B</b>  |
| (69-80) <b>C</b>                            | <b>70</b> |  | (69-80) <b>C</b>  |
| (55-68) <b>D</b>                            |           |  | (55-68) <b>D</b>  |
| (39-54) <b>E</b>                            |           |  | (39-54) <b>E</b>  |
| (21-38) <b>F</b>                            |           |  | (21-38) <b>F</b>  |
| (1-20) <b>G</b>                             |           |  | (1-20) <b>G</b>   |
| Not energy efficient - higher running costs |           |  | Not environmentally friendly - higher CO <sub>2</sub> emissions |
|   |           |  |   |

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