



14 Coniston Close, Queensbury, Bradford, BD13 2JS

£174,950

Walker Singleton
Chartered Surveyors

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Tucked away on this pleasant, modern cul-de-sac is this three bedroom link detached property that is being offered with immediate vacant possession and no upper vendor chain. Boasting a generous kitchen diner with a separate living space, this home enjoys an attached single garage. Enjoying a tarmacked driveway and gardens to the front and rear, this property is situated in the popular residential location of Queensbury which is particularly ideal for access to Halifax and Bradford centres and a range of local amenities. The accommodation briefly comprises of an entrance vestibule, lounge, kitchen diner, three bedrooms and house bathroom. Book your early internal inspection to avoid disappointment!!

Entrance Hall

Access via a uPVC double glazed door into an entrance vestibule with door leading through to the lounge.

Lounge

The main focal point is the electric pebble effect fireplace. With a uPVC double glazed bay window to the front elevation, central heating radiator and carpeted floor coverings.

Kitchen

Having a range of wall, drawer and base units with granite effect work surfaces, tiled splash backs and an inset stainless steel sink. With a central heating radiator, laminate wood effect flooring and plumbing for an automated washing machine. The central heating boiler is also located here and there is a useful under-stairs storage cupboard housing the burglar alarm control panel.

Landing

Having a uPVC double glazed window to the side elevation and an over-stairs storage cupboard fitted with shelving.

Master Bedroom

With a uPVC double glazed window to the front elevation, central heating radiator, carpeted floor coverings and built in wardrobes providing shelving and hanging space.

Bedroom Two

Having a uPVC double glazed window to the rear elevation, central heating radiator and carpeted floor coverings.

Bedroom Three

Having a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

Bathroom

A three piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overlying shower attachment. With tiled splash backs, tile effect vinyl flooring, a uPVC double glazed window to the rear elevation and central heating radiator.

Garage

A single garage with up and over door. The garage has power, lighting and is alarmed and has personal access to the rear of the property.

External

To the front there is a low maintenance, gated, pebbled garden with adjacent tarmacked parking space that leads to the garage. To the rear the garden is mainly astro-turfed with a patio seating area. Gated access leads out to a passageway to the rear.

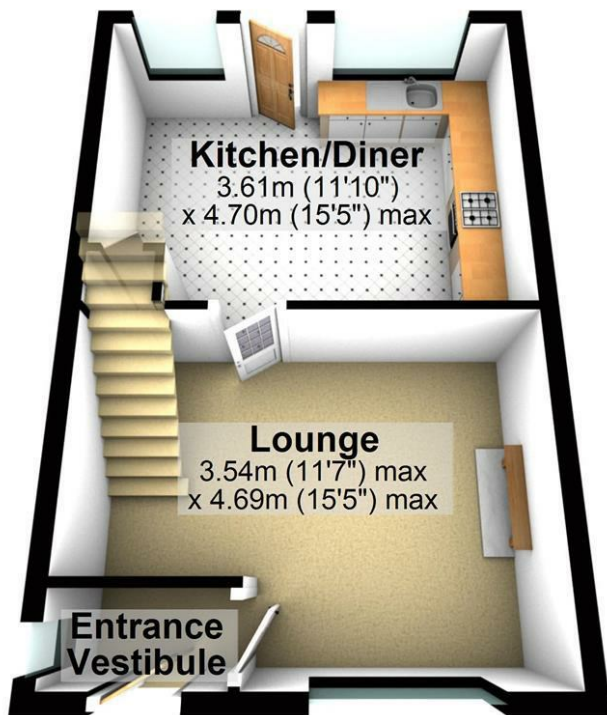
Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not)

unless expressly mentioned in these particulars as forming part of the sale.



Ground Floor



First Floor



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	

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	

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