



Ford Hill, Queensbury

£152,500

**** SEMI-DETACHED ** THREE BEDROOMS ** MODERNISED ** DINING KITCHEN ** GARDEN ** DRIVEWAY**

Updated and modernised by it's present owner to provide fantastic "READY TO MOVE INTO" accommodation. This well presented three bedroom semi detached home would make an excellent purchase for a number of buyers with amenities, shops and a choice of local schools close by. The accommodation briefly comprises of a vestibule, lounge, dining kitchen, three first floor bedrooms and a house bathroom. To the outside there is a lawned and patio garden to the rear with a DRIVEWAY to the front.





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vestibule

With gas central heating radiator

Lounge

14'3" x 13'2" (4.34m x 4.01m)

Feature fireplace, gas central heating radiator and double glazed bay window.

Dining Kitchen

16'3" x 9'8" (4.95m x 2.95m)

Modern fitted wall and base units, complementary work surface, stainless steel sink unit, range cooker and extractor fan, laminate wood floor, gas central radiator, double glazed window, pantry with plumbing for automatic washing machine, upvc door leading to the rear.

First floor

Loft access

Bedroom One

12' x 9'11" (3.66m x 3.02m)

Fitted wardrobe, gas central heating radiator and double glazed window.

Bedroom Two

9'11" x 9'10" (3.02m x 3.00m)

With gas central heating radiator and double glazed window.

Bedroom Three

6'1" x 6'6" (1.85m x 1.98m)

With gas central heating radiator and double glazed window.





Bathroom

Modern suite comprising: P-shaped bath with glass shower screen, low flush wc, pedestal basin, tiled walls and floor, towel radiator and double glazed window.

Exterior

To the outside there is a tiered garden of a patio and lawn with a driveway to the front.

DISCLAIMER

Please note - this video tour is for illustrative purposes only and we strongly recommend a viewing of any property before committing to a purchase and incurring costs."

Directions

From our Queensbury office proceed on the A647 towards Halifax the road will become West End it then becomes Ford Hill where the property will be found on the right hand side identified by our for sale board.





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		
	43	74
EU Directive 2002/91/EC		
England & Wales		
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		
EU Directive 2002/91/EC		
England & Wales		

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email keighley@sugdensesstates.co.uk
 website www.sugdensesstates.co.uk

