



21 Uplands Grove, Queensbury, Bradford, BD13 1EW

**** OFFERED WITH NO CHAIN ** VERY WELL PRESENTED THROUGHOUT **** A fantastic opportunity to acquire this POPULAR STYLE of BAY WINDOW SEMI DETACHED sat in a cul de sac location , of which the current owners have vastly improved and 'cared for' over the years. Briefly comprising: Entrance porch leading through to hallway, lounge, dining kitchen and CONSERVATORY. THREE BEDROOMS to the first floor and modern shower room. Externally the driveway have been block paved, lawned gardens to the front and pleasant gardens to the rear , enclosed, with seating area, mature shrubs and shed. Situated within this highly sort after area of Clayton Heights/Queensbury which is ideal for many amenities, schools, pleasant walks and good commuter links to Bradford and Halifax. We feel this is an excellent young family home and strongly urge early arrangement of viewing.

Offers Over £200,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE PORCH

Leading through to hallway

HALLWAY

Tiled flooring leading through to the kitchen and open stairs to the first floor.

LOUNGE 9'11" (3.02) x 15' (4.57) plus bay

Good size reception room with inset fire into chimney breast

DINING KITCHEN 15'11" x 9'11" (4.85m x 3.02m)

Fitted kitchen having an array of wall and base units, worktops, sink and drainer, plumbing for washer and dishwasher. Oven hob and extractor. Sliding patio doors to conservatory. tiled flooring.

CONSERVATORY 8'4" x 8'6" (2.54m x 2.6m)

Great addition overlooking the rear gardens

FIRST FLOOR Landing area with access to the loft

BEDROOM ONE 12' x 9'9" (3.66m x 2.97m)

Wall to wall sliding door fitted wardrobes.

BEDROOM TWO 9'10" x 9'9" (3m x 2.97m)

Wall to wall sliding door fitted wardrobes

BEDROOM THREE 5'11" (1.8) x 7'2" (2.18) plus recess

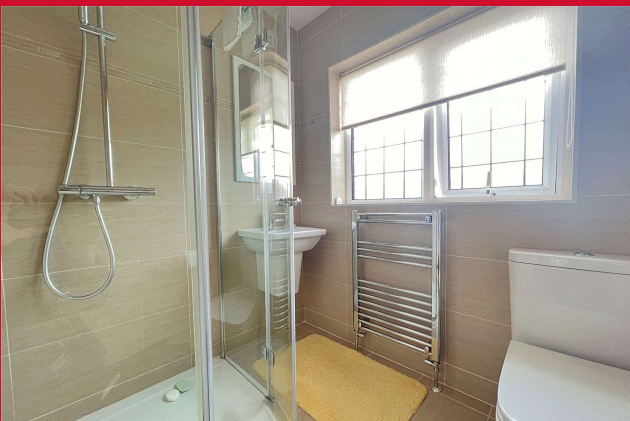
SHOWER ROOM

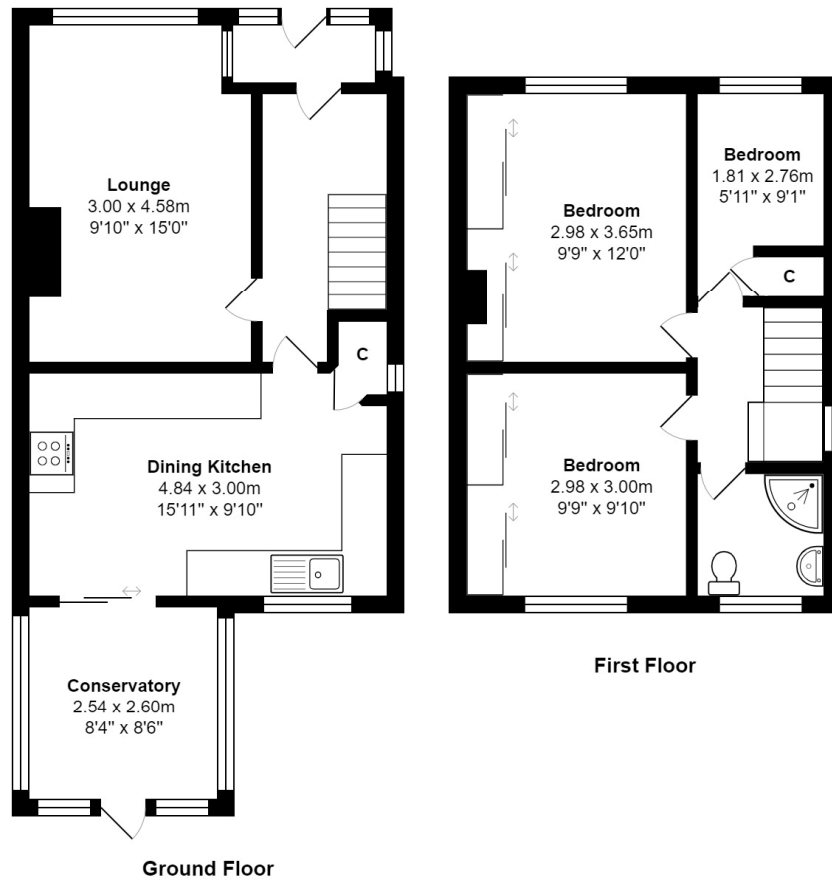
Modern shower room, fully tiled, sink and w/c

OUTSIDE

Blocked paved driveway leading down the side of the house. lawned gardens to the front. Enclosed garden to the rear with paved seating area, mature shrub border and shed.

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 77.3 m² ... 832 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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