



Plot 5, 2 Queens Court, Queensbury, Bradford, West Yorkshire, BD13 2HP

VIEWINGS NOW AVAILABLE - GUIDE PRICE £195,000.

Robert Watts Land & New Homes offer for sale SELECT DEVELOPMENT WITHIN QUEENSBURY VILLAGE. Comprising of 8, 3/4 BEDROOMED TOWN HOUSES & 1, 4 BEDROOMED DETACHED HOUSE. Ideal for first time buyers and young families, the town houses offer accommodation over 3 floors to include 3/4 Bedrooms. The site is ideally positioned within walking distance to Queensbury Village, with a great selection of shops and amenities. Located within 3 miles to Halifax and 5 miles to Bradford making it an ideal commute to either town centre.

Guide Price £195,000

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PLOTS 1-8 3/4 Bedroomed Town Houses.

GROUND FLOOR

ENTRANCE VESTIBULE

KITCHEN / FAMILY ROOM

Overall impressive 33ft in length, open plan "multi purpose" and versatile family room with kitchen.

KITCHEN AREA 17'10" (5.44) narrowing to 11'4" (3.45) x 12'6" (3.8) narrowing to 9' (2.74)

LIVING AREA 13'3" max x 9'3" (4.04m max x 2.82m)

DOWNSTAIRS WC

1ST FLOOR

BEDROOM / LIVING ROOM 12'2" (3.7) max overall x 12'7" (3.84) max

Versatile room, that could be either a living room or bedroom.

BEDROOM 12'7" x 11'4" max (3.84m x 3.45m max)

BATHROOM 5'11" x 7'6" (1.8m x 2.29m)

TOP FLOOR

BEDROOM 12'6" (3.8) x 11'8" (3.56) max (sloping ceiling)

BEDROOM 12'6" (3.8) x 9'10" (3) (sloping ceiling).

SHOWER ROOM 5'6" x 4'7" (1.68m x 1.4m)

OUTSIDE

Each plot will have 2 designated parking spaces. Enclosed gardens to the rear.

The images, floor plans, measurements and information provided is to be used for guidance only and is subject to change. Any interested party is advised to seek full clarification before proceeding.

PLOT 9 Also available for sale is Plot 9, which is a 4 Bedroomed Detached: Guide Price £235,000. Please ask for further details.

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.





Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

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