



16 Uplands Grove, Queensbury, Bradford, BD13 1EW

**** OFFERED WITH NO CHAIN ** POPULAR CUL DE SAC LOCATION **** Offering lots of potential is this traditional SEMI DETACHED which, we feel, is an ideal purchase for those looking to 'make their own mark'. Benefitting from MODERN KITCHEN & SHOWER ROOM the lounge opens through to the dining room plus THREE bedrooms. Externally, are pleasant gardens to front and rear with driveway leading to a detached garage. Well placed for many amenities, walks, commute to neighbouring villages plus access links to Halifax and Bradford. VIEWING STRONGLY ADVISED,

£180,000

16 Uplands Grove, Queensbury, Bradford, BD13 1EW

ENTRANCE HALLWAY

Fitted coat cupboard and stairs leading to the first floor

LOUNGE 12' x 9'8" (3.66m x 2.95m)

Fire inset into the chimney breast

DINING ROOM 9'8" x 9'8" (2.95m x 2.95m)

Feature fireplace leading into alcove

KITCHEN 9'8" x 5'7" (2.95m x 1.7m)

Selection of wall and base units, worktops with sink and drainer. Double oven, hob and extractor.

Integrated washing machine and fridge

FIRST FLOOR

Landing area

BEDROOM ONE 12'3" x 9'9" (3.73m x 2.97m)

Fitted wardrobes to alcoves

BEDROOM TWO 9'9" x 9'11" (2.97m x 3.02m)

Cupboard

BEDROOM THREE 5'9" x 9'3" (1.75m x 2.82m)

Cupboard over stair

SHOWER ROOM

Modern shower suite with corner cubicle, vanity style sink and W.C

OUTSIDE

Pleasant gardens to the front with driveway to side leading to detached garage. Gardens and patio to rear with mature shrub border

BROCHURE DISCLAIMER

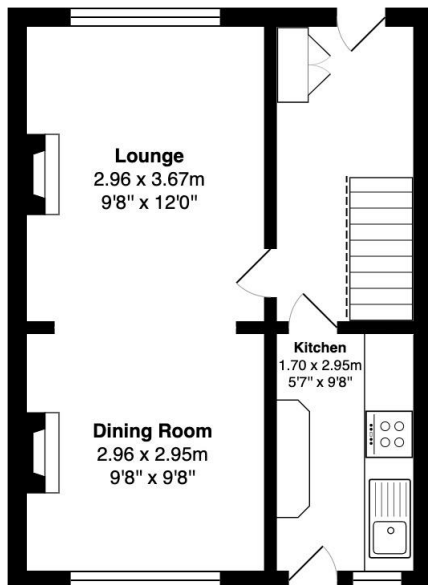
Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service.

PROBATE DISCLAIMER The property is being sold via probate therefore some information may be limited.

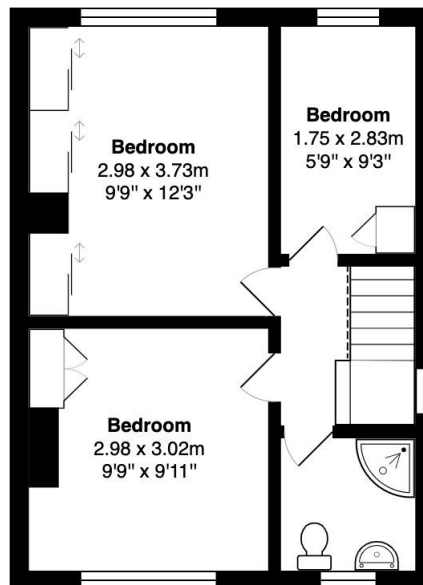
UNREGISTERED DISCLAIMER This property is unregistered at the land registry. First registration will take place on the purchase. Please take advice from your legal advisor for further information

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.





Ground Floor



First Floor

Total Area: 65.3 m² ... 703 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		