Robert Watts

GETTING WEST YORKSHIRE MOVING

57 Weston Avenue, Queensbury, Bradford, BD13 2JA

** VILLAGE LOCATION ** IDEAL FIRST TIME PURCHASE ** THREE BEDROOM MID TERRACED PROPERTY **

Situated in a popular location in Queensbury village. Benefits from central heating & double glazing throughout. Comprises in brief: Lounge, Dining Kitchen, CONSERVATORY with underfloor heating, Three Bedrooms & Bathroom. Externally the property has an enclosed garden to rear with decked patio area, Drive way to the front. VIEWING HIGHLY RECOMMENDED.

£190,000

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ENTRANCE HALL
Stairs leading to the first floor

LOUNGE 10'10" x 12' (3.3m x 3.66m)
Front facing double glazed window, central heating radiator, coving to ceiling.

DINING KITCHEN 15'3" x 10'2" (4.65m x 3.1m)
Matching wall and base units, contrasting black laminate worktops, tiled splash backs, stainless steel sink with mixer tap, built in electric oven and gas hob, stainless steel extractor fan, Patio doors leading to conservatory

CONSERVATORY 11'1" x 5'11" (3.38m x 1.8m)
With underfloor heating

FIRST FLOOR

BEDROOM ONE 12'1" x 9'1" (3.68m x 2.77m)

BEDROOM TWO 8'11" x 9'3" (2.72m x 2.82m)

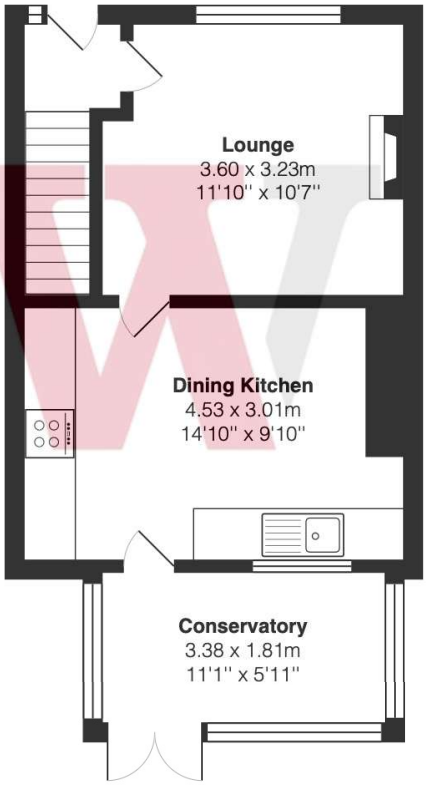
BEDROOM THREE 5'11" x 9'1" (1.8m x 2.77m)

BATHROOM
Three piece suite in white, shower over bath, part tiled.

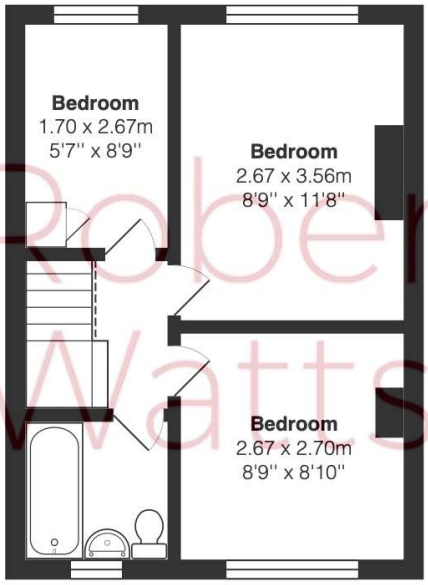
OUTSIDE
Drive to front, garden area to the rear and part pebbled and decked area. Enclosed.

BUYER 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. Please note this is not refundable.

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.



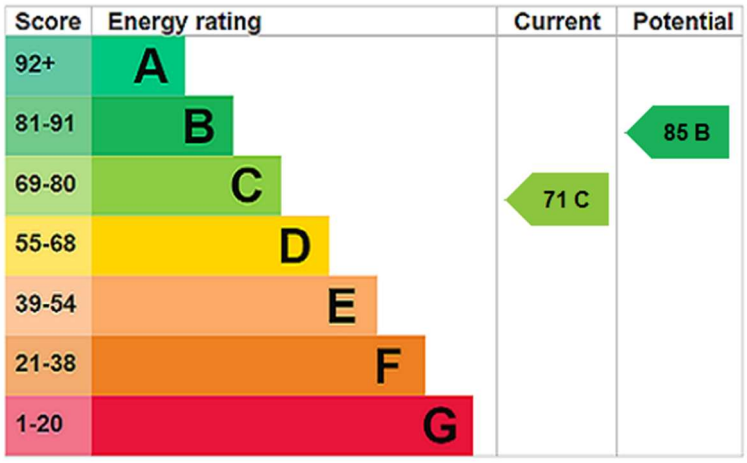
Ground Floor



First Floor

Total Area: 64.7 m² ... 696 ft²

All measurements are approximate and for display purposes only



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