



**Ashlar Grove, Queensbury, BRADFORD, BD13 2SP**

**welcome to**

**Ashlar Grove, Queensbury, BRADFORD**

William H. Brown Estate Agents are delighted to bring to the market this three-bedroom property, which benefits from full double glazing and gas central heating throughout. The home also features a conservatory and a single garage.



### Entrance Hall

The entrance hall comprises of carpet flooring, ceiling light point, UPVC door to the side elevation.

### Lounge

17' 7" x 11' 4" ( 5.36m x 3.45m )

The lounge comprises of carpet flooring, ceiling light point, fitted gas fire, gas central heating radiator, UPVC double glazed window to the front elevation.

### Dining Room

22' 9" x 9' 9" ( 6.93m x 2.97m )

The dining room comprises of carpet flooring, ceiling light points, electric fire, French door leading to the rear elevation, UPVC double glazed window to the rear elevation.

### Kitchen

10' 1" x 9' 8" ( 3.07m x 2.95m )

The kitchen comprises of vinyl flooring, ceiling light point, matching wall and base units with work top over, oven and gas hob, UPVC double glazed window to the front elevation.

### Conservatory

12' 5" x 9' 7" ( 3.78m x 2.92m )

The conservatory comprises of laminate flooring, ceiling light point, French door to the side elevation.

### Landing

The landing comprises of carpet flooring, ceiling light point.

### Bedroom One

11' 1" x 11' 8" ( 3.38m x 3.56m )

Bedroom one comprises of laminate flooring, ceiling light point, gas central heating radiator, fitted wardrobes, UPVC double glazed window to the side elevation.

### En-Suite

The En-suite comprises of tiled flooring and walls, gas central heating radiator, fitted vanity unit with wash basin, fitted shower, low level W/c, UPVC double glazed window to the side elevation.

### Bedroom Two

12' x 11' 3" ( 3.66m x 3.43m )

Bedroom two comprises of laminate flooring, wall lights, gas central heating radiator, UPVC double glazed window to the front elevation.

### Bedroom Three

11' 1" x 8' 11" ( 3.38m x 2.72m )

Bedroom three comprises of laminate flooring, wall lights, gas central heating radiator, UPVC double glazed window to the rear elevation.

### Bathroom

The bathroom comprises of tiled walls and flooring, ceiling light point, low level W/c, fitted vanity unit with wash basin, shower, roll top bath.

### W/C

The W/c comprises of laminate flooring, ceiling light point, low level W/c, fitted vanity unit with wash basin, UPVC double glazed window to the side elevation.

### Single Garage Externally

Externally the property benefits from a driveway, established garden area, to the rear there is a paved decking seating area.

### Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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## Ashlar Grove, Queensbury BRADFORD

- THREE BEDROOM PROPERTY
- MARKETING AT A GUIDE PRICE OF £275,000
- THIS WOULD MAKE AN IDEAL FAMILY HOME
- THERE IS A SINGLE GARAGE AND A CONSERVATORY
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£275,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
HFX115586 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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