



56 Ashlar Grove, Queensbury, Bradford, BD13 2SP

£185,000

- TWO BEDROOM SEMI DETACHED
- DRIVEWAY FOR 2-3 CARS
- ENCLOSED REAR GARDEN
- EASY ACCESS TO HALIFAX TOWN CENTRE
- SUITABLE FOR THOSE DOWNSIZING
- WELL PRESENTED THROUGHOUT
- CUL-DE-SAC LOCATION
- MODERN FITTED KITCHEN & BATHROOM
- IDEAL FIRST TIME BUY PROPERTY
- EARLY VIEWING ADVISED

56 Ashlar Grove, Bradford BD13 2SP

**** WELL PRESENTED TWO BEDROOM SEMI DETACHED ** DRIVE FOR 2-3 CARS ** CUL-DE-SAC POSITION ** ENCLOSED REAR GARDEN **** This impressive property in Queensbury benefits from a popular location, modern kitchen & bathroom, off-road parking and offers 'ready to move in' accommodation. Briefly comprising of a front entrance porch, lounge, kitchen, two first floor bedrooms and a bathroom. Conveniently located in a quiet cul-de-sac and within easy reach of village amenities. Early viewing is advised.



Council Tax Band: B



Entrance Porch

Front entrance porch with a window to the front elevation, space for coats & shoes and a door to the lounge.

Lounge

14'9 x 12'6

Open stairs lead off to the first floor, window to the front elevation and a useful under-stairs storage cupboard. Central Heating radiator.

Kitchen

15'0 x 8'5

Fitted with a good range of modern base and wall units, laminated working surfaces and complimentary splash-back wall tiling. Integrated dishwasher, electric oven, electric four ring hob and an extractor above. Black composite sink & drainer with pot-washer tap, plumbing for a washing machine and French doors to the rear garden. Window to the rear elevation and a central heating radiator.

First Floor

Landing area with access to the loft space and a central heating radiator.

Bedroom One

14'9 x 10'9

Two windows to the front elevation, central heating radiator and a built-in storage cupboard.

Bedroom Two

10'4 x 8'3

Window to the rear elevation and a central heating radiator.

Bathroom

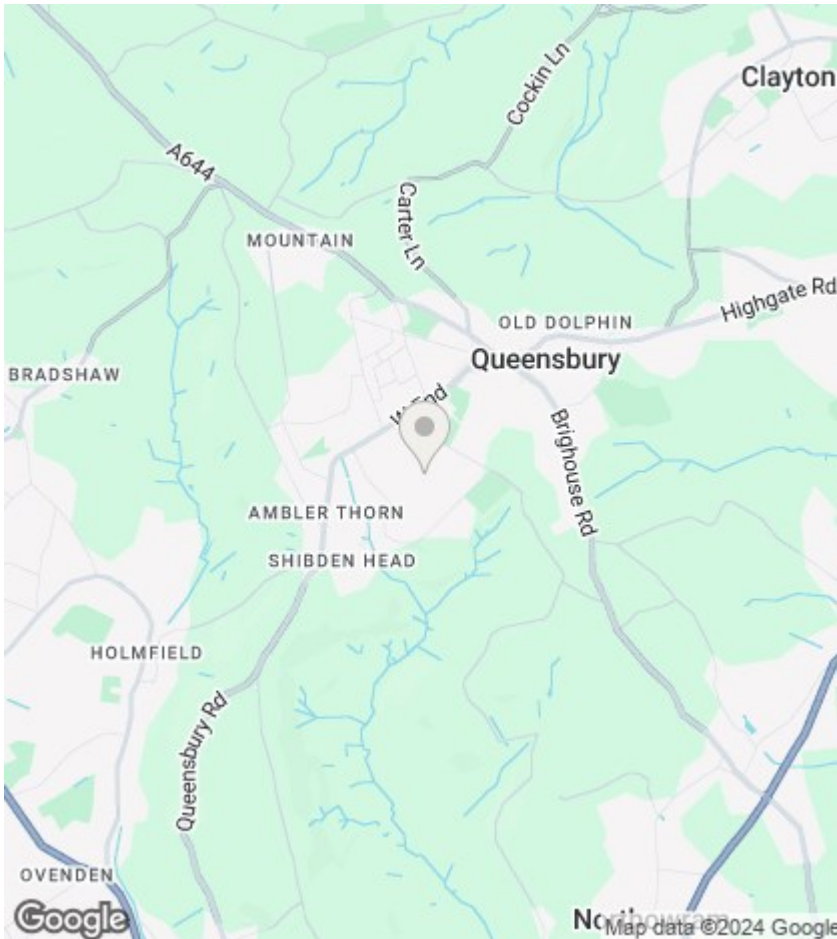
A modern fully tiled bathroom comprising of a panelled bath with a rainfall shower over and glass screen, washbasin with storage below and a WC. Window to the rear elevation, spotlights, extractor and a chrome heated towel rail.

External

To the front of the property is an open plan garden area and a driveway that runs down the side of the house. To the rear is a good-sized, enclosed garden offering a good degree of privacy, consisting of two paved patio areas, artificial grass and a garden shed.







Directions

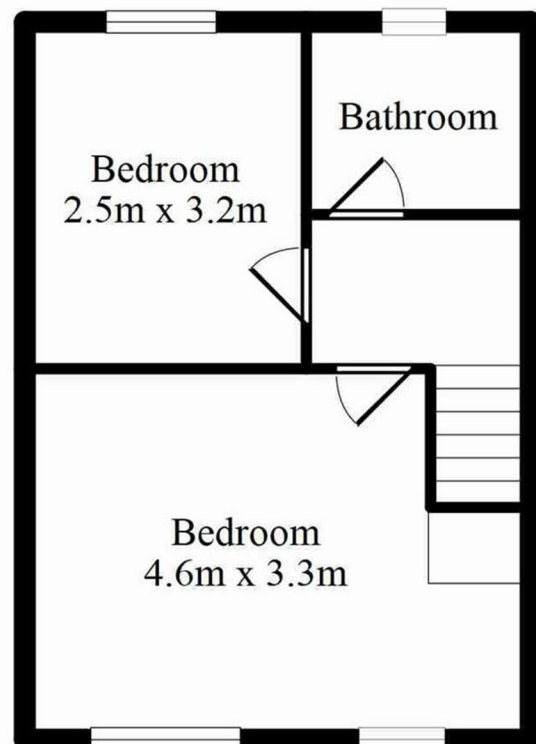
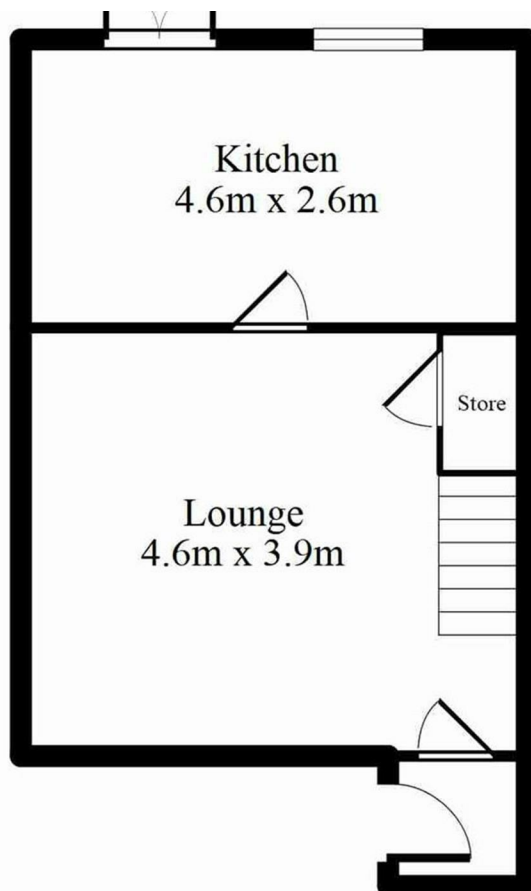
Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024