



17 Medway, Queensbury, Bradford, BD13 2RQ

£210,000

- THREE BEDROOM SEMI DETACHED
- REFURBISHED IN RECENT YEARS
- SOLID FUEL STOVE
- GATED DRIVEWAY & GARAGE
- CLOSE TO LOCAL AMENITIES
- TASTEFULLY APPOINTED & WELL PRESENTED
- MODERN KITCHEN & BATHROOM
- LANDSCAPED GARDENS
- GAS CH & UPVC DG
- A SUPERB FAMILY HOME

17 Medway, Bradford BD13 2RQ

**** STUNNING THREE BEDROOM SEMI DETACHED ** FULLY REFURBISHED IN RECENT YEARS**
**** WELL PRESENTED THROUGHOUT ** SOLID FUEL STOVE ** LANDSCAPED GARDENS **** This impressive three bedroom semi in Queensbury really must be viewed internally to be fully appreciated and is a credit to the current owners. Enjoying modern neutral decor, gardens front and rear, gated driveway & garage, and a superb kitchen & bathroom. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Three Bedrooms & Bathroom. Early viewing is advised, we are expecting a high demand!



Council Tax Band: C



In the last few years the property has undergone many improvements, such as a new roof, new kitchen, new bathroom, re-plastering, new windows and doors, new internal doors, new oak banister & balustrade, new tarmac driveway, paved rear patio, artificial grass, new gates and fencing, the list goes on!

Entrance Hall

11'7 x 5'1

A front composite entrance door leads into the hallway with stairs off to the first floor with an oak and chrome handrail & balustrade. Central heating radiator and a window to the front elevation.

Lounge

12'10 x 9'8

Bay window to the front elevation, feature panelled wall, two wall lights and a central heating radiator.

Dining Kitchen

15'7 x 9'1

A superb fully fitted dining kitchen with a marble effect tiled floor and a modern cylindrical solid fuel stove. There is a range fitted wall and base units with laminated working surfaces over and matching up-stands. Integrated appliances include a fridge-freezer, dishwasher, microwave, electric oven, halogen hob and a chimney style extractor. One and half bowl composite sink and drainer with mixer tap, plumbing for a washing machine and a useful pantry / under stairs store cupboard. Window and door to the rear elevation and a vertical central heating radiator.

First Floor

Landing area with a window to the side elevation, vertical central heating radiator and a hatch to the loft space with a drop down ladder.

Bedroom One

10'7 x 9'5

Window to the front elevation and a central heating radiator.

Bedroom Two

9'5 x 9'1

Window to the rear elevation and a central heating radiator.

Bedroom Three

6'4 x 5'5

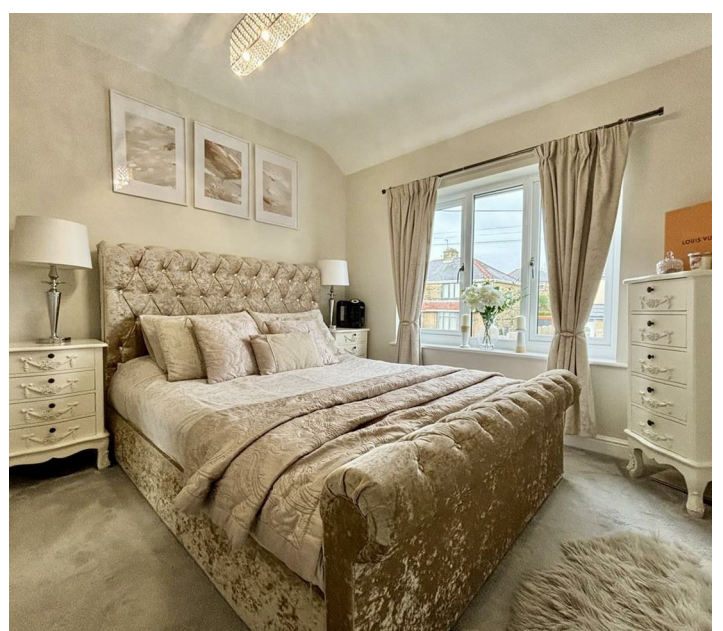
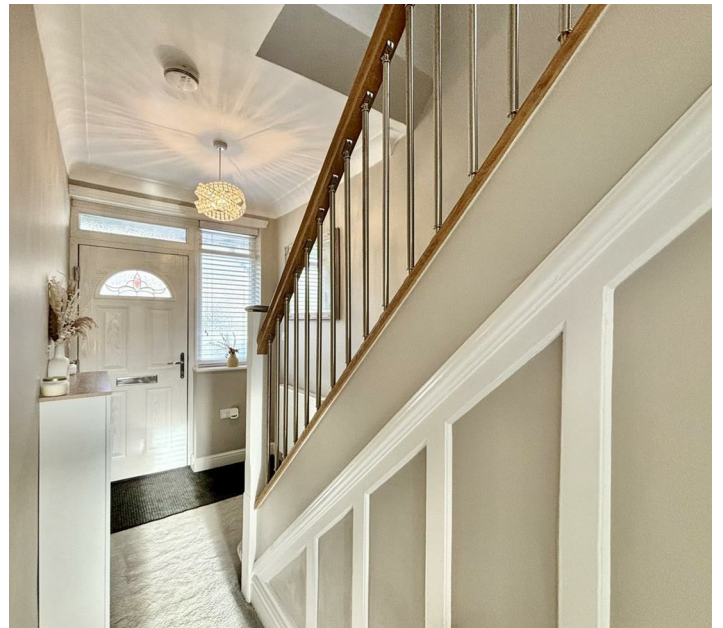
Window to the rear elevation and a central heating radiator.

Bathroom

A fully tiled bathroom comprising of a 'P' shaped bath with a rainfall shower over and glass screen, pedestal wash basin and a low flush WC. Black fitment and accessories, Black heated towel rail and a window to the rear elevation.

External

To the front of the property is a gated driveway with a modern sliding gate. A tarmac drive leads down the side of the house providing off-road parking, plus an artificial grass area. To the rear is a paved patio seating area, lower level area with artificial grass and raised railway sleeper flower beds. Fenced boundary and a single garage with an 'up & over' door, plus a side entrance door.







Directions

From our office in Queensbury, head down the High Street to the traffic lights and turn right. Pass Tesco on your left and go through the lights. Take the next right hand turn on to Medway and number 17 is on your left.

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC