



5 Russell Road, Queensbury, Bradford, BD13 2AN

£150,000

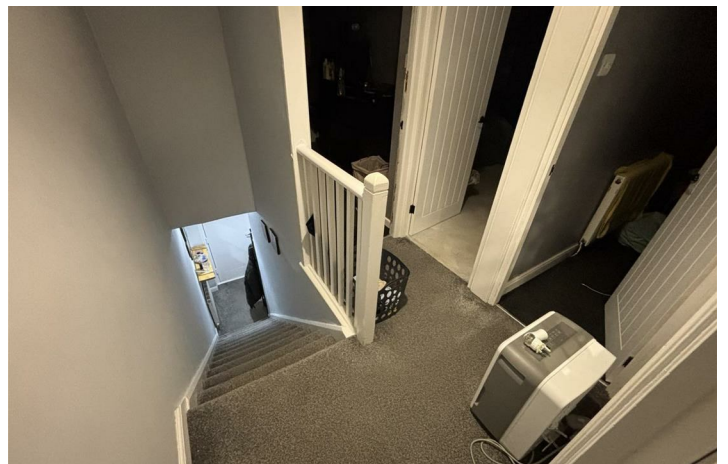
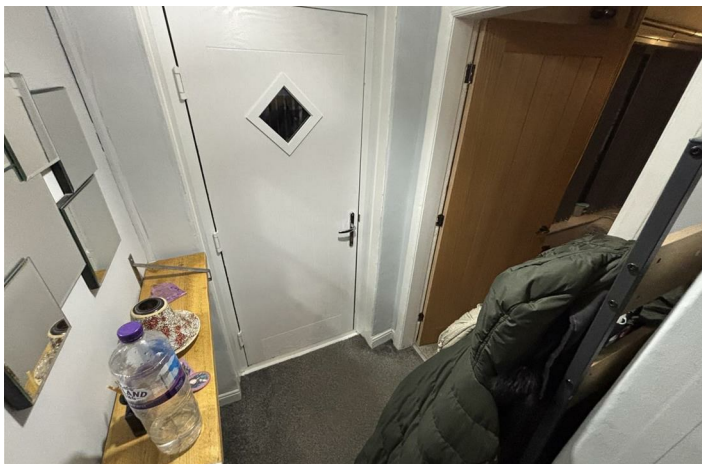
- THREE BEDROOM TOWNHOUSE
- DRIVE FOR TWO CARS
- SCHOOLS IN WALKING DISTANCE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- MODERN DECOR & WELL PRESENTED
- POPULAR LOCATION
- CLOSE TO VILLAGE AMENITIES
- LOUNGE & DINING-KITCHEN
- EARLY VIEWING ADVISED

5 Russell Road, Bradford BD13 2AN

**** MODERN THREE BEDROOM TOWNHOUSE ** GARDENS & OFF-ROAD PARKING ** MODERN DECOR ** WELL PRESENTED ** CLOSE TO VILLAGE AMENITIES **** This ideal family home is located close to Queensbury village in a popular location, with amenities and schools close by. To the front is a paved driveway with parking for two cars and a good sized enclosed garden to the rear. Nicely presented throughout and 'ready to move in'. Sensibly priced, arrange your viewing now!



Council Tax Band: B



Entrance Porch

Front porch with UPVC windows and a door to the hallway.

Hallway

Stairs lead off to the first floor and a door to the lounge.

Lounge

Window to the front elevation and a door to the kitchen.

Dining Kitchen

Fitted with a modern range of base and wall cabinets, integrated electric oven, four ring hob, extractor, stainless steel sink & drainer, plumbing for a washing machine and space for a tumble dryer. Window to the rear elevation and doors out to the garden.

First Floor

Landing area with access to the loft space and doors off to the bedrooms and bathroom.

Bedroom One

Double bedroom with window to the front elevation.

Bedroom Two

Double bedroom with window to the rear elevation.

Bedroom Three

Single bedroom with window to the front elevation.

Bathroom

A modern white bathroom suite comprising of a panelled bath with shower over, pedestal washbasin and a low flush WC. Central heating radiator and a window to the rear elevation.

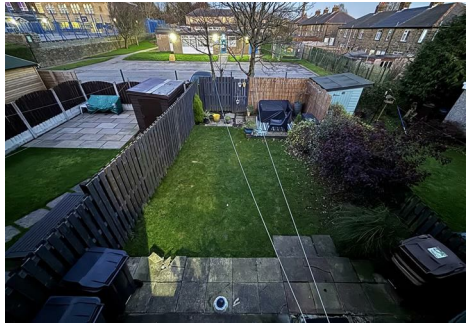
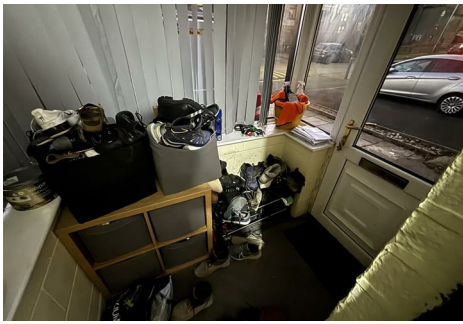
External

To the front of the property is a block paved driveway with parking for two cars. To the rear is a sizeable, enclosed rear garden consisting of a paved patio, lawn, decking and mature shrubs.

Please Note

The vendor is purchasing a New Build property. 28 day exchange is required from the date sale agreed. Buyers must be qualified by New Home Mortgages before an offer is accepted.







Directions

From our Office on Queensbury High Street, head towards Halifax and shortly after the church and school on your left, look out out for a left hand turning in to Russell Road. Number 5 can be found on your left hand side.

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		
(81-91) B		
(69-80) C	69	78
(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	