



## Black Myres Drive, Queensbury

£270,000

\* MODERN SEMI DETACHED \* FOUR BEDROOMS \* IMMACULATELY PRESENTED \* CUL-DE-SAC \*

\* CLOSE TO SCHOOLS & AMENITIES \* GARDENS \* DRIVE & GARAGE \* THREE BATHROOMS \*\*\*

Fantastic opportunity for a growing family to purchase this larger than average four bedroom semi-detached. Immaculately presented throughout and built approx. 6 years ago by the reputable Harron Homes, the property benefits from gas central heating, upvc double glazing and alarm system.

Ideally located on this small residential cul-de-sac location and within easy reach of amenities, shops, first and secondary schools. The modern accommodation briefly comprises entrance hall, open plan family living dining, kitchen, and cloakroom. To the first floor there is a lounge and master bedroom with en-suite shower room. There are three further second floor bedrooms and a four piece house bathroom.

To the outside there are gardens, and a driveway leading to an integral garage.





### **Entrance Hall**

With tiled floor and radiator.

### **Cloakroom/WC**

Modern two piece suite comprising low suite wc, pedestal wash basin, extractor fan, radiator.

### **Family Living Kitchen**

16'8" x 17'4" (5.08m x 5.28m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, dishwasher, washing machine, oven, hob, extractor hood, tiled floor, radiator and double glazed window.

The Dining Area has a tiled floor, radiator, double glazed window and French doors to rear.

### **First Floor Landing**

#### **Lounge**

16'7" x 9'2" (5.05m x 2.79m)

With electric fire, radiator, double glazed window, French door to Juliet style balcony.

#### **Bedroom One**

14'10" max x 9'6" (4.52m max x 2.90m)

With radiator and double glazed window. En-Suite Dressing Room and Shower Room;

#### **Dressing Room**

With sliding door wardrobes.

#### **En Suite Shower Room**

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window, tiled walls and floor.

### **Second Floor Landing**

#### **Bedroom Four**

10' x 6'8" (3.05m x 2.03m)

With radiator and double glazed window.

#### **Bedroom Three**

9'8" x 9' (2.95m x 2.74m)

With radiator and double glazed window.

#### **Bedroom Two**

11' x 9'8" (3.35m x 2.95m)

With radiator and double glazed window.





### **Bathroom**

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, pedestal wash basin, part tiled walls and floor, radiator and double glazed window.

### **Exterior**

To the outside there is a lawned and decked garden to the rear, together with a driveway to the front leading to a single garage.

### **Directions**

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighthouse Rd/A644, right onto Old Mill Dam Ln, right onto Black Myres Dr, turn left to stay on Black Myres Dr and the property will shortly be seen displayed via our For Sale board.

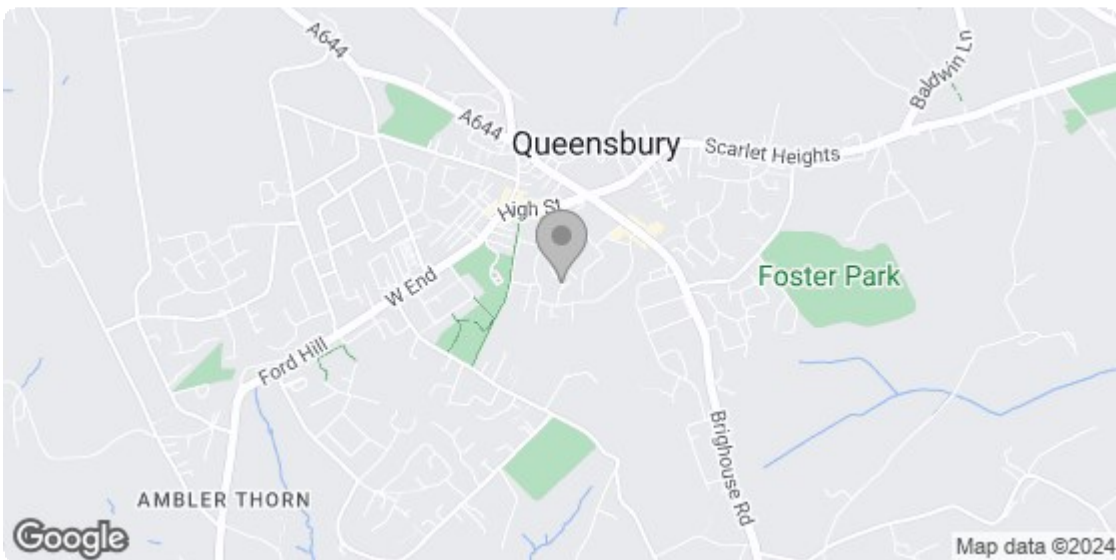
### **TENURE**

FREEHOLD

### **Council Tax Band**

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		<b>94</b>
	(81-91) <b>B</b>	<b>84</b>	
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>			

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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