



## Stone House Drive, Queensbury

£325,000

\* DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* POPULAR LOCATION \* CONSERVATORY \* CLOSE TO AMENITIES & RURAL WALKS \*  
\* GARDEN \* DOUBLE DRIVE \*

Superb four bedroom detached property situated in this popular residential development.

The family sized home would make an excellent purchase for a young/growing family and boasts easy access to amenities, first/secondary schools and rural walks.

The accommodation benefits from a modern fitted kitchen, house bathroom and en-suite shower room and a converted garage (now bedroom four). Briefly comprises entrance vestibule, cloakroom/wc, lounge, dining room, kitchen, conservatory and fourth bedroom/sitting room. To the first floor there are three further bedrooms (master bedroom having en-suite shower room) and a house bathroom.

To the outside there is an enclosed patio garden to the rear with borders, a double driveway provides off street parking.





### **Entrance Vestibule**

With radiator.

### **Cloakroom/WC**

Modern two piece suite comprising low suite wc, pedestal wash basin, towel radiator, double glazed window.

### **Lounge**

16'2" x 10'11" (4.93m x 3.33m)

Having a multi fuel fire set in chimney breast, radiator and double glazed window.

### **Dining Room**

9'1" x 9'5" (2.77m x 2.87m)

With radiator and French doors.

### **Conservatory**

10'4" x 9'4" (3.15m x 2.84m)

With radiator, tiled floor, upvc door to rear.

### **Kitchen**

16'9" x 10'2" (5.11m x 3.10m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work tops, integral dishwasher, washing machine, range style cooker with cooker hood over, two double glazed windows, radiator and understairs storage.

### **Bedroom Four / Sitting Room**

16'6" x 7'11" (5.03m x 2.41m)

With radiator and double glazed window.

### **First Floor Landing**

#### **Bedroom One**

14'2" x 11'11" (4.32m x 3.63m)

With radiator and double glazed window. En Suite shower room;

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

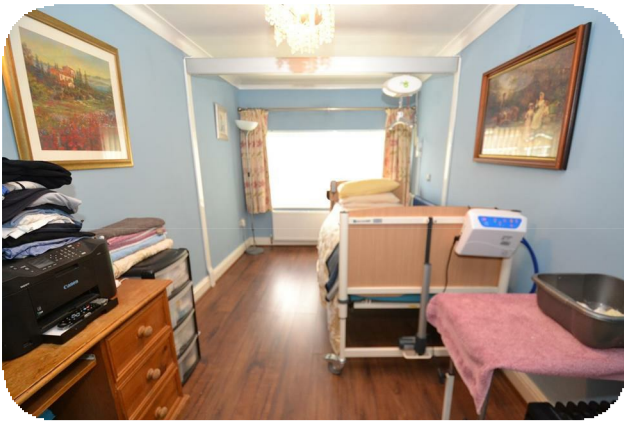
Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator, double glazed window, tiled walls and floor.

#### **Bedroom Two**

10'4" x 9'6" (3.15m x 2.90m)

With radiator and double glazed window.





### Bedroom Three

9'1" x 9'7" (2.77m x 2.92m)

With radiator and double glazed window.

### Bathroom

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

### Exterior

To the outside there is an enclosed patio garden to the rear with borders, a double driveway provides off street parking.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647, turn right onto Oxford Rd, continue onto Moor Cl Ln, turn right onto Moor Cl Rd, turn left onto Stonehouse Dr and the property will shortly be seen displayed via our For Sale board.

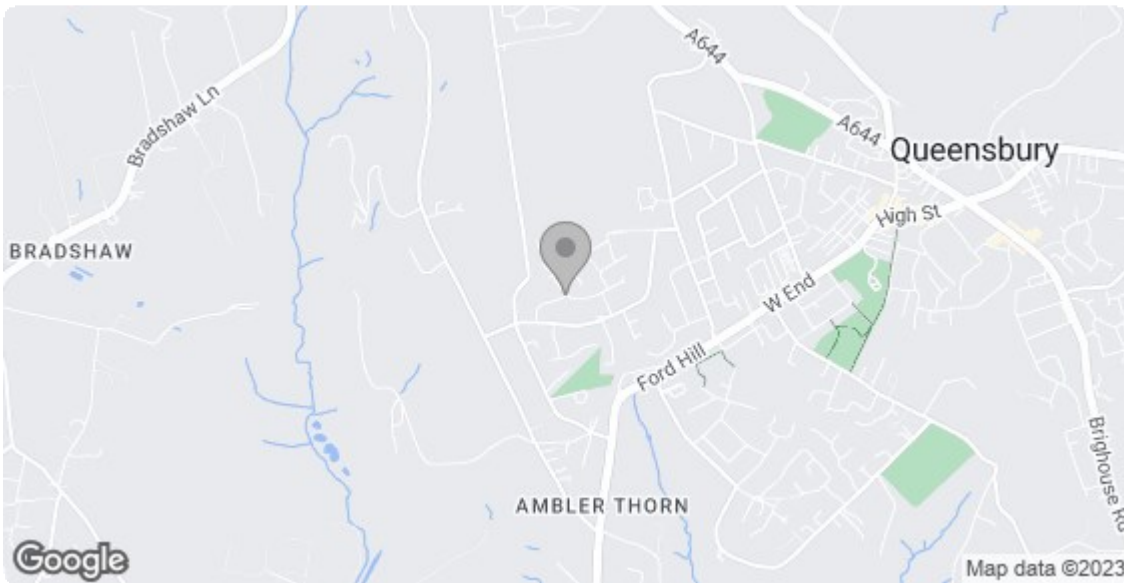
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	81
(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
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

**Consumer Protection**

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

