



Stone House Drive, Queensbury

Offers Over £315,000

* 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

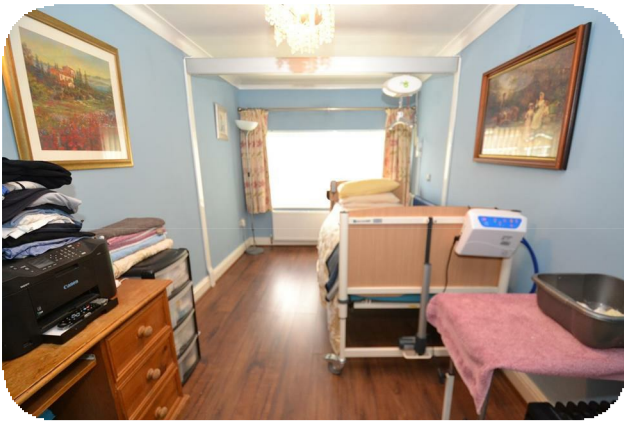
Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, radiator, double glazed window, tiled walls and floor.

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.

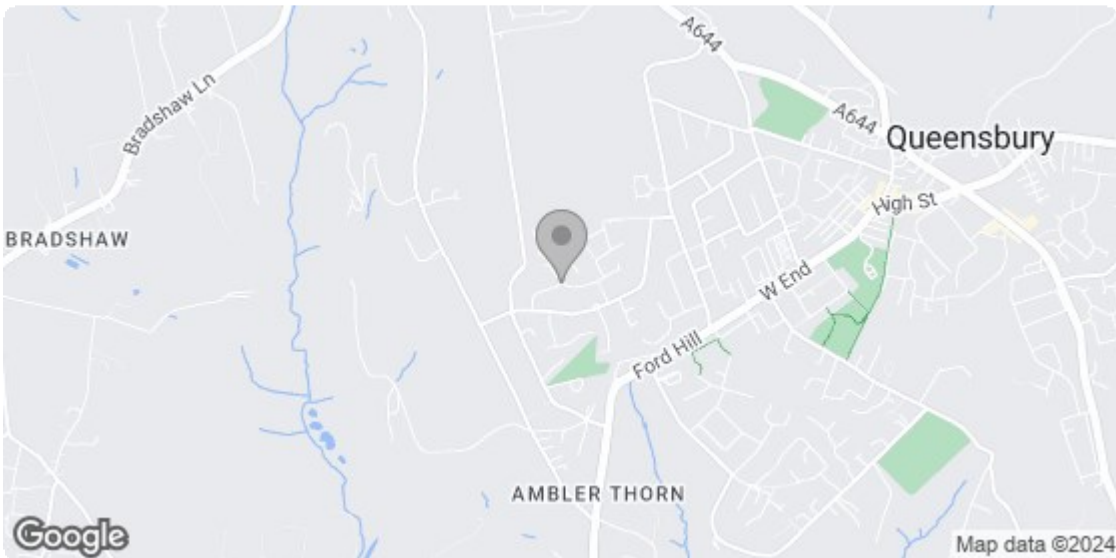
TENURE

FREEHOLD

Council Tax Band

D





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | 70 | |
| (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 | |
| Environmental Impact (CO₂) Rating | | | |

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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