



## Dunmore Avenue, Queensbury

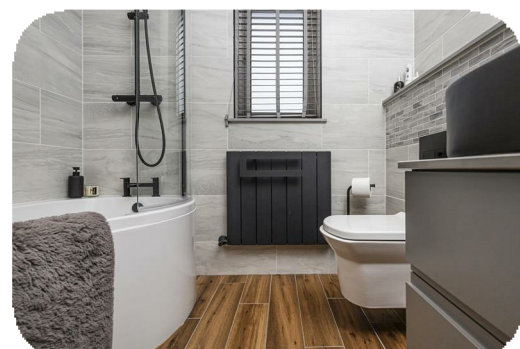
### Offers In The Region Of £315,000

\* DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*  
\* POPULAR LOCATION \* GARDEN \* DOUBLE DRIVE \* GARAGE \* CLOSE TO AMENITIES/SCHOOLS \*

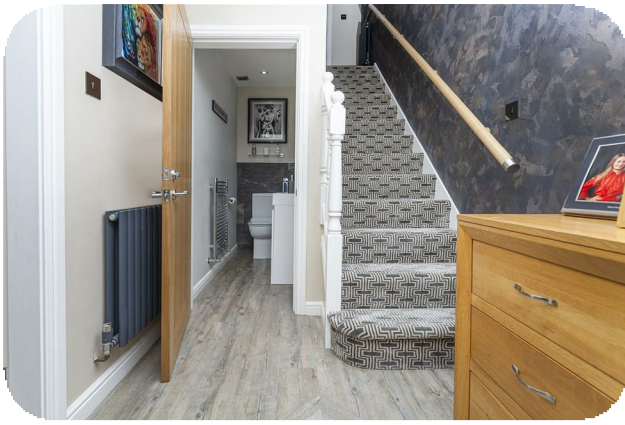
Superbly presented three bedroom detached property situated in this popular residential development. The family sized home would make an excellent purchase for a young/growing family and boasts easy access to amenities, first/secondary schools and rural walks.

The accommodation benefits from a modern fitted kitchen, house bathroom and en-suite shower room. Having been updated by the current owners to offer ready to move into accommodation and boasts Karndean flooring, multi fuel fire and bi folding doors. Briefly comprises reception hall, cloakroom/wc, lounge, family dining kitchen, sitting area, three first floor bedrooms (master having en-suite) and a house bathroom.

To the outside there is an enclosed well maintained garden to the rear, a double driveway leads to a garage.







### Reception Hall

With radiator.

### Cloakroom/WC

With low suite wc, wash basin and radiator.

### Lounge

14'10" x 12'89" (4.52m x 3.66m)

Modern log effect gas fire set in chimney breast, radiator.

### Dining Kitchen

19'6" x 9'3" (5.94m x 2.82m)

Modern fitted kitchen having a range of wall and base units incorporating quartz work surfaces, integrated fridge freezer, dishwasher, auto washer, breakfast bar, radiator and French doors to Sitting Room.

### Sitting Room

8'9" x 9'8" (2.67m x 2.95m)

With a solid fuel stove, bi-fold doors to rear garden.

### First Floor Landing

#### Bathroom

Three piece modern white suite, tiled walls and radiator.

#### Bedroom One

11'6" x 12'2" (3.51m x 3.71m)

With radiator.

#### Bedroom Two

12'4" x 9'3" (3.76m x 2.82m)

With radiator.

#### Bedroom Three

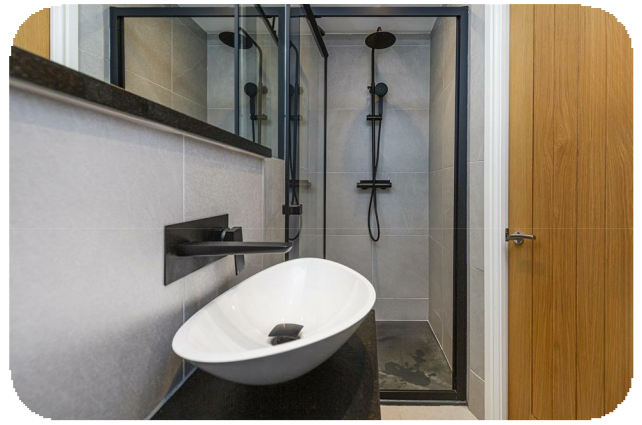
10'7" x 7'4" (3.23m x 2.24m)

With radiator.

#### En Suite Shower Room

Three piece modern suite.





### Exterior

To the outside there is an enclosed well maintained garden to the rear, a double driveway leads to a garage.

### Directions

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

### TENURE

FREEHOLD

### Council Tax Band

D



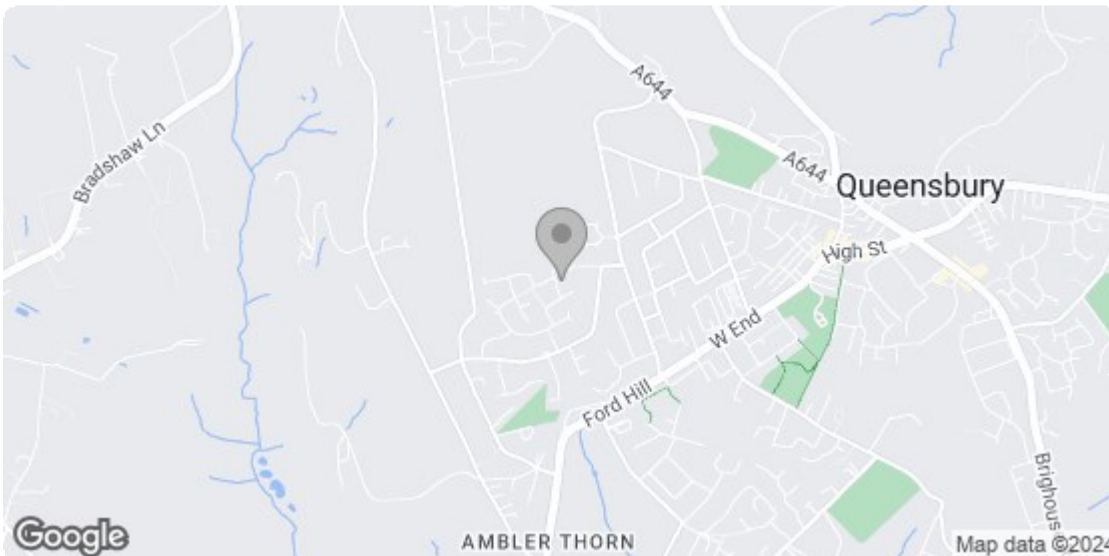


# Dunmore Avenue, BD13

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1042161)



| Energy Efficiency Rating                       |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| Very energy efficient - lower running costs    |   |                         |           |
| (92 plus)                                      | A |                         | 83        |
| (81-91)  | B |                         |           |
| (69-80)  | C | 72                      |           |
| (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 (CO <sub>2</sub> ) 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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