



High Peal Court, Queensbury

£375,000

* DETACHED * FOUR DOUBLE BEDROOMS * QUIET CUL-DE-SAC * FAMILY SIZED *
* WELL PRESENTED * CLOSE TO AMENITIES/SCHOOLS * GARDENS * DRIVE * GARAGE *

This well presented four double bedroom detached offers superb family sized accommodation.

Situated in the heart of Queensbury Village on this small and quiet cul-de-sac location of only five houses.

The property is within walking distance of amenities, shops, rural walks and a choice of first & secondary schools.

Benefits from a modern fitted kitchen, house bathroom, conservatory and a 25' x 15' attic occasional room.

To the outside there are well maintained lawned and patio gardens to the front, side and rear, together with a driveway providing ample off street parking which leads to an integral garage.

An internal inspection is highly recommended to fully appreciate the size of the accommodation on offer.





Entrance Porch

Double glazed window and a radiator.

Hall

With radiator.

Lounge

10'8" x 17' (3.25m x 5.18m)

With living flame gas fire in fireplace surround, radiator, double glazed window, French doors.

Kitchen

10' x 10'9" (3.05m x 3.28m)

Modern fitted kitchen having a range of wall and base units incorporating Belfast style sink unit, integral dishwasher, wine cooler, oven, hob, extractor hood, oak work surfaces and a plinth radiator..

Utility

6'5" x 6'9" (1.96m x 2.06m)

With fitted base units incorporating plumbing for auto washer, radiator and upvc door to rear.

Cloakroom/WC

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

Dining Room

10' x 9'4" (3.05m x 2.84m)

With radiator and patio doors.

Conservatory

9'6" x 8' (2.90m x 2.44m)

With radiator and French doors to rear.

First Floor

Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.

Bedroom One

13'6" x 13' (4.11m x 3.96m)

With fitted wardrobes, radiator and double glazed window. En-Suite Shower Room;

En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

10' x 9'3" (3.05m x 2.82m)

With radiator and double glazed window.

Bedroom Three

10'7" x 8'1" (3.23m x 2.46m)

With radiator and double glazed window.





Bedroom Four

8'1" x 10'2" (2.46m x 3.10m)
Double glazed window and a radiator.

Study

With double glazed window and radiator.

Second Floor

Occasional Attic Room

25'4" x 15'7" (7.72m x 4.75m)
With four radiators.

Exterior

To the outside there are well maintained lawned and patio gardens with borders and shrubs, together with a driveway providing ample off-road parking leading to an integral garage with electric operated door and power and light.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Granby St, left onto Alexandra St, continue onto High Peal Ct and the property will be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

D



High Peal Court, BD13

Approximate Gross Internal Area = 196.8 sq m / 2118 sq ft
(Including Garage)

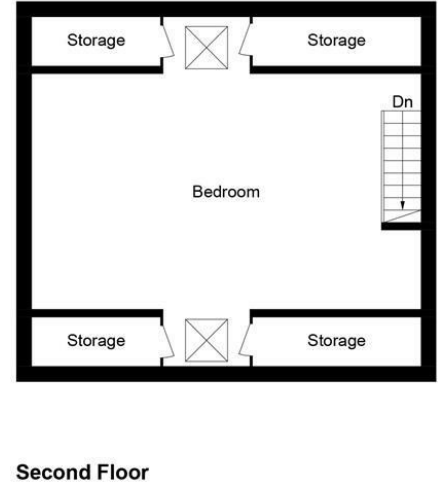
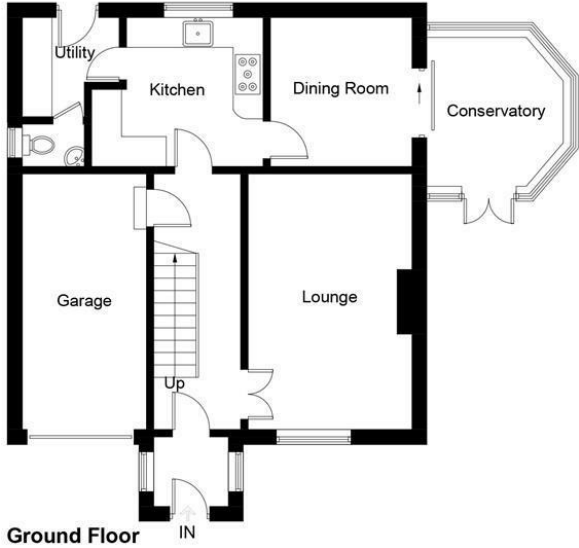
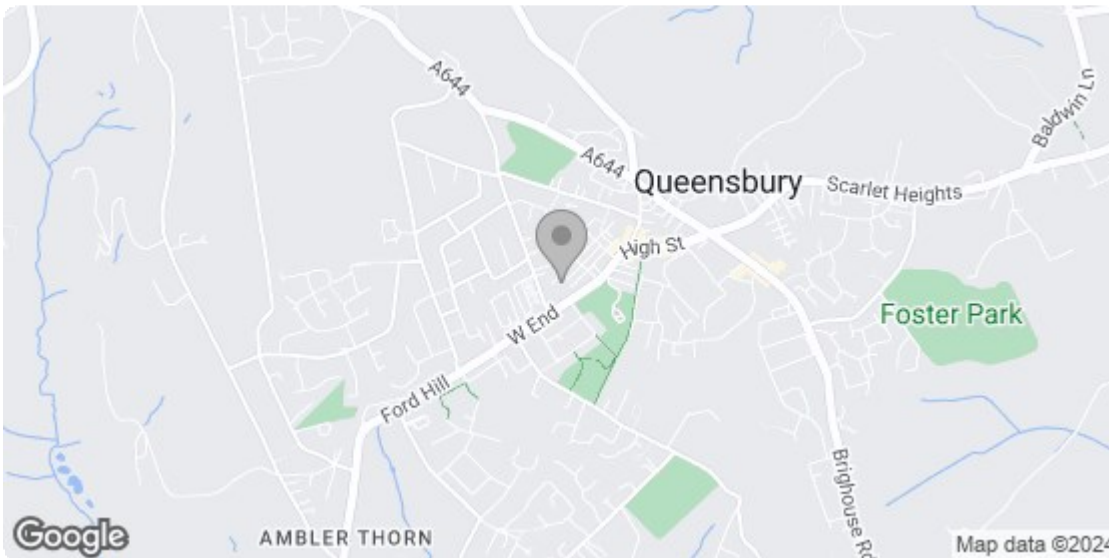


Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1054925)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	74	81
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) 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.

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

website www.sugdensesstates.co.uk

