



## Pendle Court, Queensbury

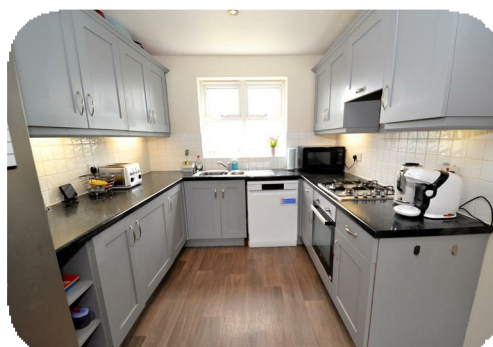
£269,500

\* LINK DETACHED \* THREE BEDROOMS \* CUL-DE-SAC \* SUPERB RURAL VIEWS \*  
\* CONSERVATORY \* TWO RECEPTION ROOMS \* TWO BATH/SHOWER ROOMS \*

This spacious three bedroom link detached property would make an excellent purchase for a number of buyers. Situated in a cul-de-sac location and enjoying superb rural views across Shibden Valley.

The property would appeal to a young/growing family and has a choice of first and secondary schools near by. Briefly comprising entrance vestibule, lounge, dining room, kitchen, conservatory, three first floor bedrooms - master having en-suite shower room, together with house bathroom.

To the outside there are lawned and decked gardens over looking Shibden Valley together with driveway providing off street parking and a part converted garage.







### Entrance

With radiator.

### Kitchen

13'10" x 8'5" (4.22m x 2.57m)

Fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob and extractor hood, double glazed window and radiator.

### Dining Room

12'2" x 7'11" (3.71m x 2.41m)

With radiator, French doors to rear.

### Lounge

16'2" x 11'3" (4.93m x 3.43m)

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

### Conservatory

12'5" x 9'11" (3.78m x 3.02m)

With French doors to rear.

### First Floor

With double glazed window.

### Bedroom One

13'2" x 7'11" (4.01m x 2.41m)

With radiator, double glazed window enjoying far-reaching views. 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

11'2" x 8'9" (3.40m x 2.67m)

With radiator, double glazed window and built in wardrobe.

### Bedroom Three

10'6" x 8'8" (3.20m x 2.64m)

With radiator and double glazed window.





### Bathroom

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

### Exterior

To the outside there is an enclosed lawned and decked garden to the rear with views, together with a double driveway providing off-road parking.

### Directions

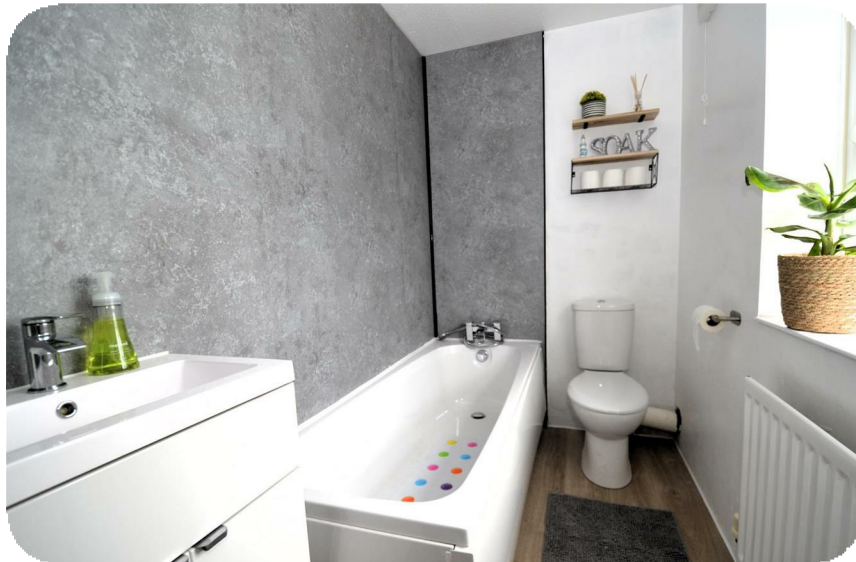
From our office on Queensbury High Street head west on High St/A647, continue to follow A647, turn left onto Deanstones Ln, right onto Long Ln, left onto Pendle Ct and the property will be seen displayed via our For Sale board.

### TENURE

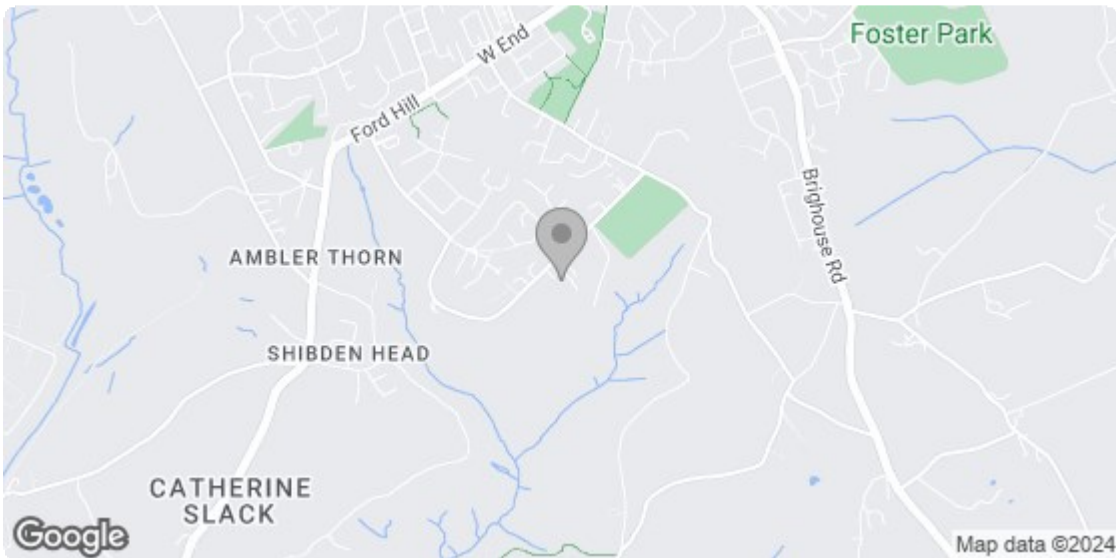
FREEHOLD

### 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>			<b>83</b>
(69-80) <b>C</b>		<b>69</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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