



The Pickerings, Queensbury

Offers In Excess Of £400,000

* FAMILY DETACHED * FOUR BEDROOMS * THREE RECEPTION ROOMS * TWO BATHROOMS *
* SMALL CUL-DE-SAC * READY TO MOVE INTO * LANDSCAPED GARDEN * AMPLE PARKING *

Superb four bedroom detached family sized property situated on this small and quiet cul-de-sac location.

The well presented home boasts three reception rooms, four double bedrooms and good sized garden to the rear. Within walking distance of Queensbury Village which benefits from amenities, shops and both first and secondary schools.

The property has been modernised by the present owners to offer 'ready to move into' accommodation and has a modern kitchen, bathroom and en suite.

To the outside there is a landscaped garden to the rear with lawn, decking and a patio. A driveway provides ample off street parking.





Entrance Hall

With radiator.

Cloakroom/WC

Modern two piece suite comprising low suite wc, wash basin, tiled floor and fitted cupboard.

Sitting Room

15'8" x 14'6" (4.78m x 4.42m)

With radiator and double glazed window.

Lounge

16'1" x 11'5" (4.90m x 3.48m)

Having a log burner fire set on a stone hearth, radiator and double glazed window.

Dining Room

10'7" x 11'3" (3.23m x 3.43m)

With radiator and French doors.

Breakfast Kitchen

13'8" x 10'5" (4.17m x 3.18m)

Modern fitted kitchen having a range of wall and base units incorporating oak work surfaces, sink unit, integrated fridge/freezer, dishwasher, wine cooler, microwave, oven, hob and extractor hood, breakfast bar, double glazed window and radiator.

Utility

9'1" x 4'6" (2.77m x 1.37m)

With plumbing for auto washer, plumbing for dryer, tiled floor, radiator, upvc door to side.

First Floor

With pull-down ladder loft access, double glazed window, useful storage cupboard.

Bedroom One

15'1" x 12'5" (4.60m x 3.78m)

With radiator and double glazed window. En Suite;

En Suite Bathroom

Modern four piece suite comprising roll top bath, shower cubicle, low suite wc, pedestal wash basin, tiled floor, double glazed window.

Bedroom Three

11'10" x 11'6" (3.61m x 3.51m)

With radiator and double glazed window.

Bedroom Four

12'7" x 9'10" (3.84m x 3.00m)

With radiator and double glazed window.





Bedroom Two

13'10" x 10'6" (4.22m x 3.20m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising freestanding bath, walk-in shower, pedestal wash basin, low suite wc, towel radiator, double glazed window, tiled walls and floor.

Exterior

To the outside there is a landscaped garden to the rear with lawn, decking and a patio. A driveway provides ample off street parking.

Directions

From our office on Queensbury High Street head west on High St/A647, turn left onto Deanstones Ln, right onto Long Ln, right onto Micklethwaite Dr, right onto The Pickerings and the property will shortly be seen displayed via our For Sale board.

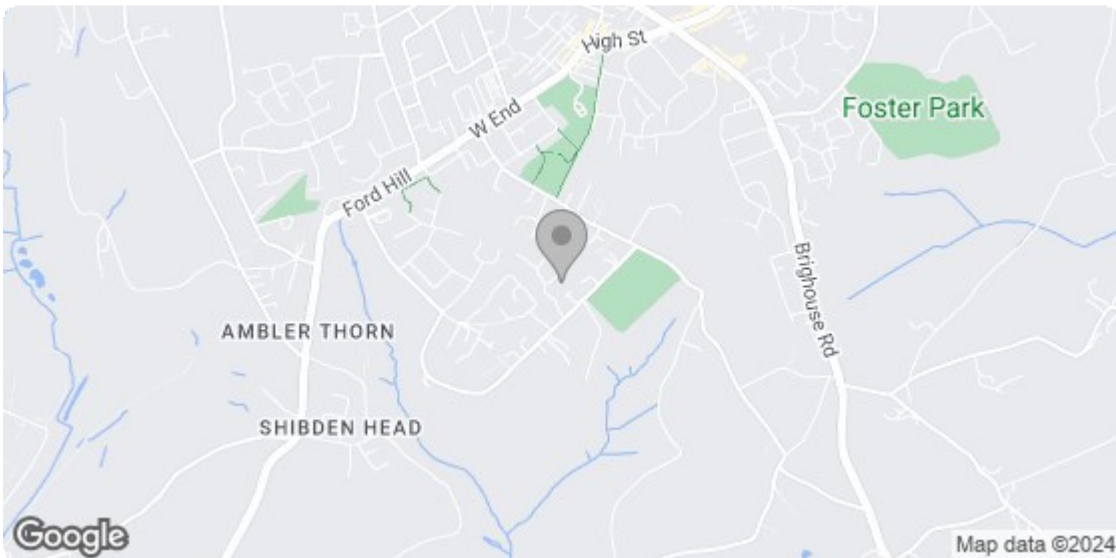
TENURE

FREEHOLD

Council Tax Band

E





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			
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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