



## Old Mill Dam Lane, Queensbury

**£325,000**

\* MODERN DETACHED \* FOUR BEDROOMS \* TWO BATH/SHOWER ROOMS \*

\* MODERN LIVING/DINING KITCHEN \* GARDENS \* DRIVE \* GARAGE \*

Located on this popular Harron Homes Development, is this four bedroom modern detached home. The property is within easy access of amenities, shops, primary & secondary schools, and would make an ideal purchase for a growing family with its spacious accommodation.

Benefits from a modern fitted kitchen, en suite shower room and house bathroom.

Having a superb family living/kitchen with French doors leading to the rear garden.

The accommodation briefly comprises entrance hall, cloaks/wc, lounge, dining kitchen and utility room. There are four first floor bedrooms - master having en-suite shower room, together with house bathroom.

To the outside there is a well maintained lawned and patio garden to the rear, together with a driveway leading to an integral garage.





## Entrance Hall

## Cloakroom/WC

With low suite wc, wash basin and radiator.

## Lounge

15'6" x 10'7" (4.72m x 3.23m)

With radiator and French doors to dining kitchen.

## Dining Kitchen

18'1" x 10' (5.51m x 3.05m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, double oven, electric hob, integrated fridge, freezer, dishwasher, wine cooler, quartz work surfaces, store cupboard, tiled floor, upvc French doors to rear garden.

## Utility

5'6" x 5' (1.68m x 1.52m)

With plumbing for auto washer and radiator.

## First Floor Landing

## Bedroom One

10'7" x 13' (3.23m x 3.96m)

With mirror fronted wardrobes and radiator. En-Suite Shower Room;

## En Suite Shower Room

Three piece modern white suite, part tiled walls and radiator.

## Bedroom Two

11'4" x 8'4" (3.45m x 2.54m)

With radiator.

## Bedroom Three

11'6" x 9'7" (3.51m x 2.92m)

With radiator.

## Bedroom Four

10'8" x 8'6" (3.25m x 2.59m)

With built in wardrobes and radiator.







### Bathroom

Three piece modern white suite, part tiled walls and radiator.

### Exterior

To the outside there is parking to the front leading to an integral garage, larger enclosed lawned and patio garden to the rear with garden shed.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighthouse Rd/A644, right onto Old Mill Dam Ln and the property will shortly be seen displayed via our For Sale board.

### TENURE

FREEHOLD

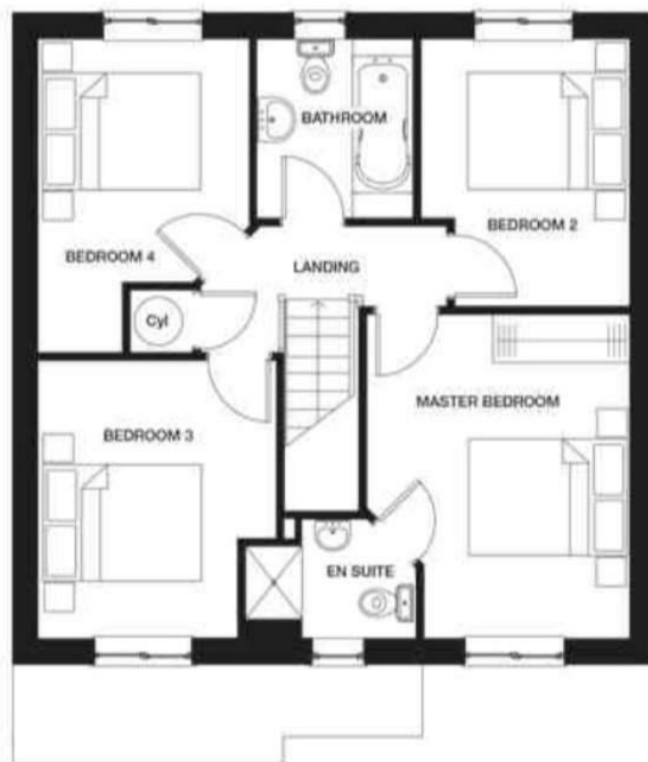
### Council Tax Band

D

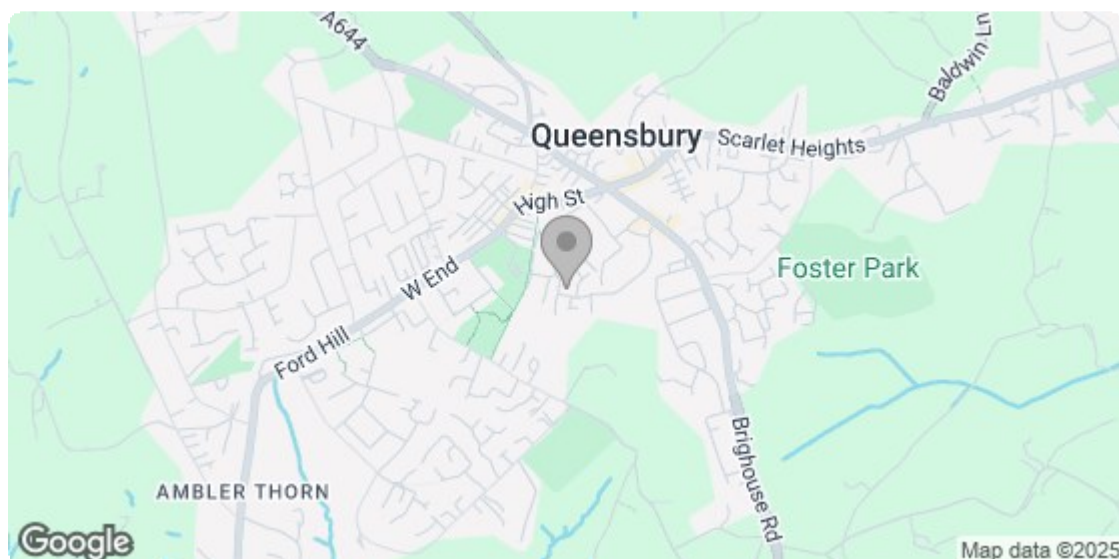




Ground floor



First floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(69-80) <b>C</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		
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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