



Ambler Thorn, Queensbury

£290,000

* MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * PRIVATE GARDENS *
* MODERN KITCHEN * TWO BATH/SHOWER ROOMS * READY TO MOVE INTO * PARKING *
* GARAGE * RE-ROOFING & RE-POINTING COMPLETED 2 YEARS AGO approx. *

This deceptively spacious four bedroom detached house is located in the popular Ambler Thorn area of Queensbury.

The family sized home offers "ready to move into" accommodation and has recently been upgraded by the current owners to include a new roof, windows, recently fitted boiler and pointed to the outside.

The property benefits from gas central heating (installed 2021), upvc double glazing, alarm system and CCTV.

The property is within easy reach of amenities, shops and a choice of primary/secondary schools.

Briefly comprises reception hall, lounge, dining room, modern fitted kitchen and cloakroom/wc. There are four first floor bedrooms - master bedroom having en suite shower room, plus house bathroom.

To the outside a shared driveway leads to off-street parking and a single garage, together with garden to the side and rear with decking area, borders and shrubs.





Additional Information

Additional information

- Fully re-roofed/ tiled around 2 years ago.
- Fully re-pointed around 2 years ago.
- New Boiler and radiators were installed in 2021 and is annually serviced. Located in the garage.

Reception Hall

With oak flooring, understairs storage and radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, vanity sink unit, radiator, double glazed window, plumbing for auto washer.

Kitchen

11'10" x 10'11" (3.61m x 3.33m)

Modern fitted kitchen having a range of wall and base units incorporating ceramic sink unit, tiled splashback, range style cooker, cooker hood, integrated dishwasher, fridge freezer, radiator and double glazed window.

Dining Room

17'9" x 10'9" (5.41m x 3.28m)

Having a wall mounted remote control fire, oak flooring, radiator, double glazing and spotlights.

Lounge

14'6" x 11'9" (4.42m x 3.58m)

With radiator and French doors to rear.

First Floor

With velux window.

Bedroom One

10'7" x 11'9" (3.23m x 3.58m)

With radiator and double glazed window. En Suite Shower Room & Dressing Area;

Dressing Area

With fitted wardrobe.

En Suite Shower Room

Modern three piece suite comprising rain shower, vanity sink unit, low suite wc, tiled walls and floor, radiator and double glazed window.

Bedroom Four

8'8" x 6'8" (2.64m x 2.03m)

With velux window, radiator and useful storage.

Bedroom Two

11'10" x 8'10" (3.61m x 2.69m)

With radiator and double glazed window.





Bedroom Three

11'10" x 6'11" (3.61m x 2.11m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath with thermostatic shower and screen over, vanity sink unit, low suite wc, radiator, tiled walls and floor, double glazed window.

Exterior

To the outside there is an enclosed garden to the side and rear, garage with up and over door and power and water supply. Parking for multiple vehicles.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, Ambler Thorn will shortly be seen.

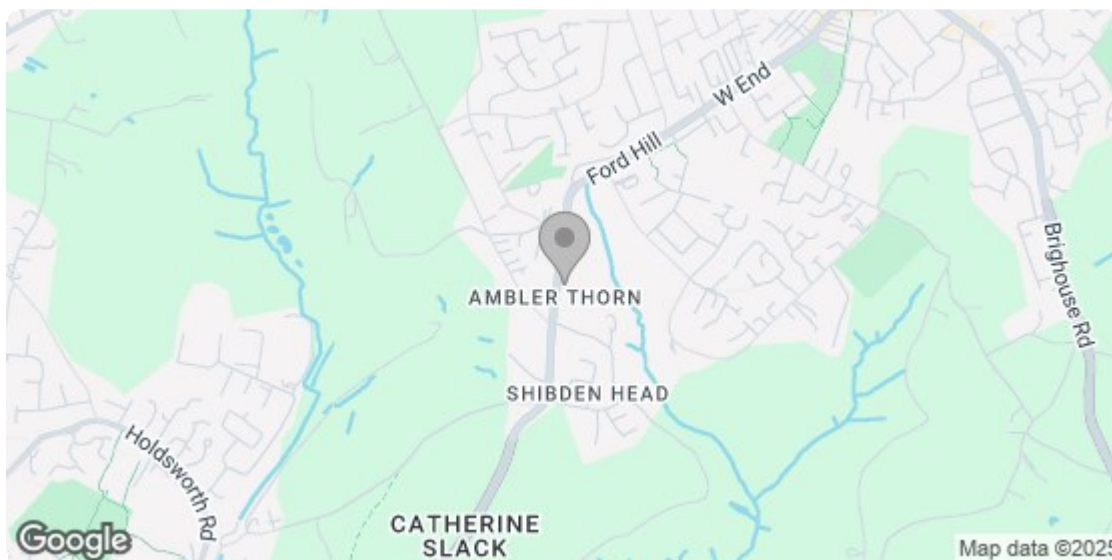
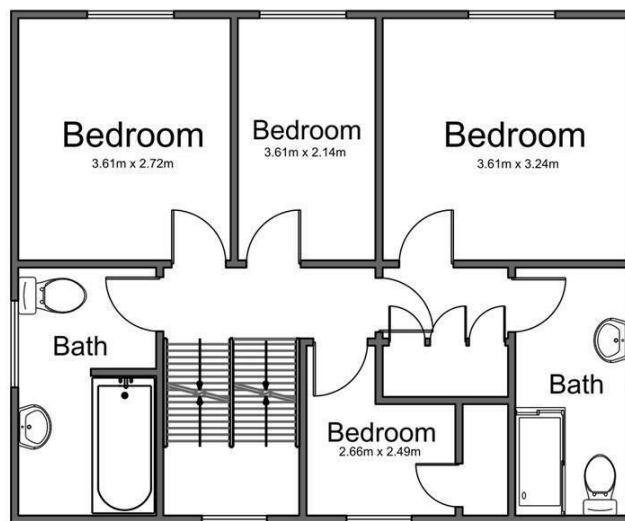
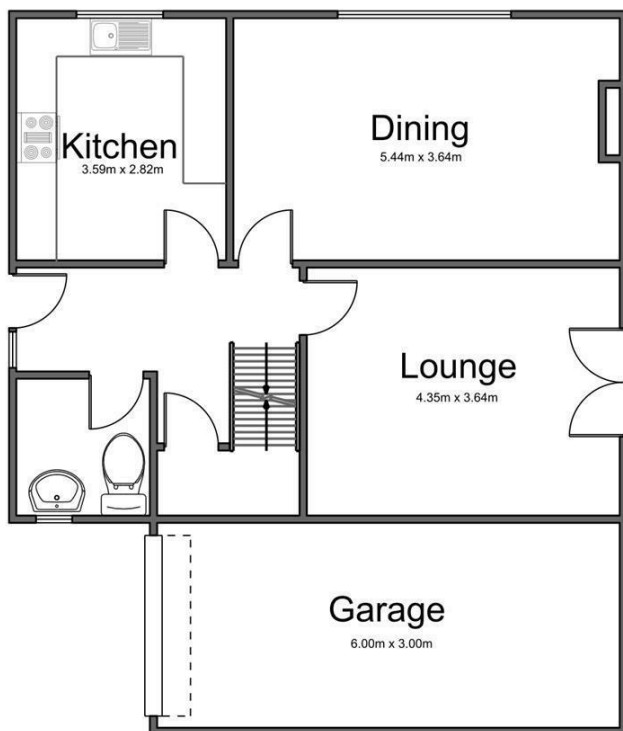
TENURE

Freehold

Council Tax Band

D





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.

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