



Old Mill Dam Lane, Queensbury

£320,000

* MODERN DETACHED * FOUR BEDROOMS * TWO BATH/SOWER ROOMS * NO CHAIN *
* REAR VIEWS * INTEGRAL GARAGE * WELL PRESENTED *

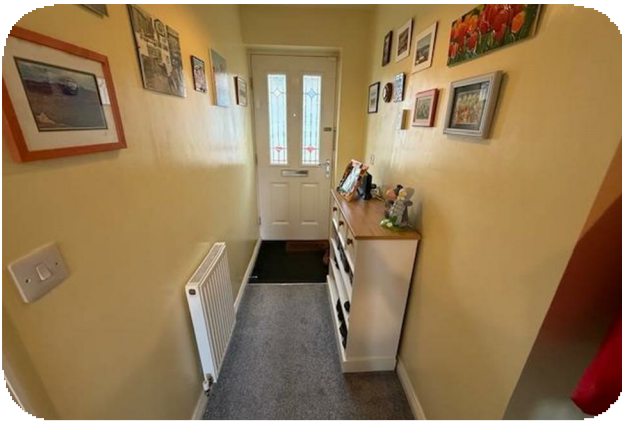
Built by Harron Homes approximately nine years ago, is this 'Tiverton' style four bedroom detached. Occupying a much sought after location and offering fantastic family sized accommodation.

Benefits from gas central heating, upvc double glazing and alarm system.

This spacious home briefly comprises reception hall, lounge, fitted dining kitchen, utility room, cloakroom/wc, four first floor bedrooms - master bedroom having en-suite shower room, plus a lovely four piece house bathroom.

To the outside there is a driveway, integral garage and an enclosed rear garden.





Reception Hall

With radiator.

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

10'3" x 16'9" into bay (3.12m x 5.11m into bay)

With bay window and two radiators.

Open Plan Living/Dining Kitchen

19'3" x 14'6" max into bay (5.87m x 4.42m max into bay)

Modern range of wall and base units incorporating stainless steel sink unit, stainless steel oven and hob, integrated fridge freezer, dishwasher, tiled floor, two radiators, upvc French doors to rear garden.

Utility

With integrated washing machine, radiator.

First Floor Landing

With radiator.

Bedroom One

9'10" x 11' (3.00m x 3.35m)

With radiator. Dressing Area with mirror fronted wardrobes. En Suite Shower room:

En Suite Shower Room

Comprising shower cubicle, low suite wc, wash basin and radiator.

Bedroom Two

9'7" x 12'11" (2.92m x 3.94m)

With radiator.

Bedroom Three

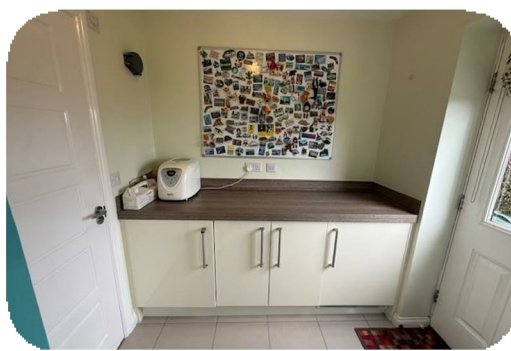
8'8" x 11' (2.64m x 3.35m)

With radiator.

Bedroom Four

8'8" x 11'3" (2.64m x 3.43m)

With radiator.





Bathroom

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

Exterior

To the outside there is driveway parking to two cars leading to an integral garage, enclosed lawned and patio garden to the rear.

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, turn right to stay on Old Mill Dam Ln and the property will shortly be seen displayed via our For Sale board.

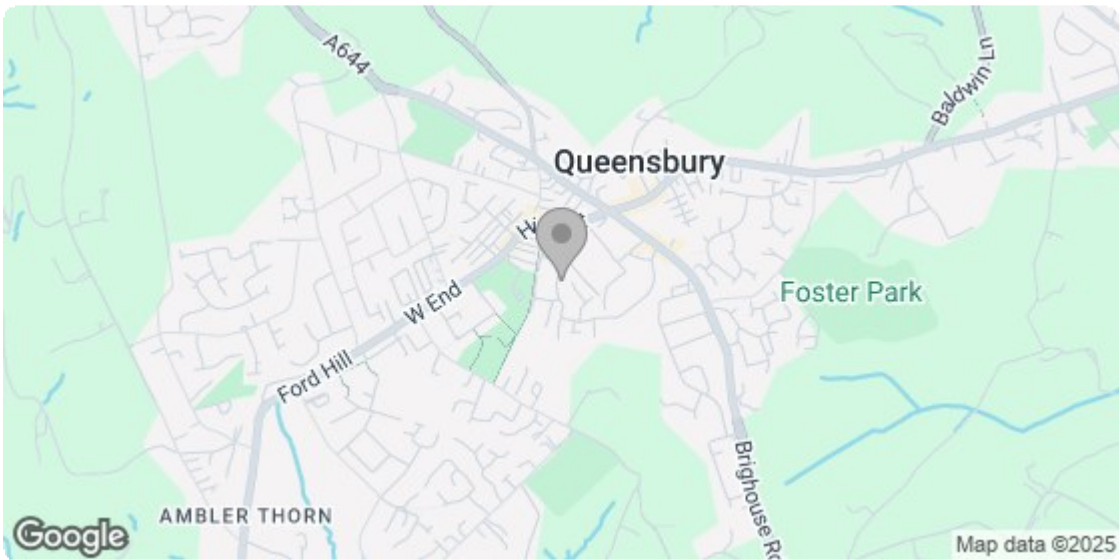
TENURE

FREEHOLD

Council Tax Band

E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	82	
(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 (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.

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