



April Gardens, Queensbury

£530,000

- * EXECUTIVE DETACHED RESIDENCE * FIVE BEDROOMS * THREE EN-SUITE SHOWER ROOMS *
- * THREE FLOORS * SEPARATE ANNEX * DOUBLE GARAGE * GATED ENTRANCE *
- * SEMI-RURAL LOCATION * SUPERB FAMILY HOME *

A fantastic opportunity for the growing or extended family to purchase this delightful five bedroom detached house with over 2700 sqft of gross internal space.

Set in a private gated development, this property benefits from excellent transport links, easy access to local village amenities and schools, whilst enjoying a semi-rural location with stunning far-reaching views across the local countryside.

Built in 2005, this is one of only a handful of properties within this unique sought after development.

The property benefits from gas central heating, upvc double glazing and an alarm system.

Only on internal viewing will you be able to appreciate the presentation, spacious size and location.





Reception Hall

Cloakroom/WC

With low suite wc, wash basin and radiator.

Lounge

17'8" x 11'8" (5.38m x 3.56m)

With radiator and French doors leading to living/dining kitchen.

Utility

6'3" x 6'9" (1.91m x 2.06m)

Having a range of fitted units and work tops with sink and plumbing for auto washer, granite flooring incorporating under floor heating. Access to the double garage.

Double Garage

With power and light. Accessed via the utility room.

Open Plan Living/Dining/Kitchen

25'4" x 11'7" (7.72m x 3.53m)

Fitted with a range of modern cream wall and base units incorporating stainless steel sink unit, stainless steel oven, hob, extractor hood, integrated dishwasher, granite work surfaces, part tiled walls, radiator, granite flooring incorporating under floor heating.

Office

9'7" x 6'8" (2.92m x 2.03m)

Lower Floor Annex

29'0" x 14'7" narrowing to 10'5" (8.86m x 4.47m narrowing to 3.20m)

A versatile spacious room with separate access to the rear elevation. With two radiators. Currently used as a lounge, gym and games room and could be developed into a self-contained living space.

First Floor

Double Bedroom One

11'7" x 17' (3.53m x 5.18m)

With fitted wardrobes and radiator. En-Suite Shower Room;

En Suite Shower Room

With white three piece suite.

Double Bedroom Two

16'6" x 13'5" (5.03m x 4.09m)

En-Suite Shower Room;

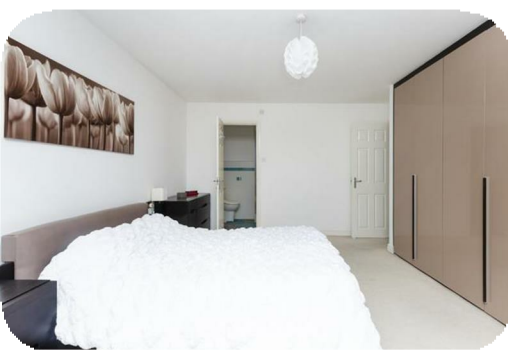
En Suite Shower Room

With white three piece suite.

Double Bedroom Three

10'5" x 15'9" (3.18m x 4.80m)

With radiator.





Double Bedroom Four

12'10" x 10'1" (3.91m x 3.07m)

With radiator. En Suite Shower Room;

En Suite Shower Room

Three piece suite.

Bedroom Five

9'7" x 6'9" (2.92m x 2.06m)

With radiator.

Bathroom

With modern white three piece suite.

Exterior

To the outside there are lawned and patio gardens with external tap and electric socket. Ample parking is provided on a block-paved driveway leading to a double integral garage with electrically operated door.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Station Rd, right onto April Gardens and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

G



April Gardens BD13

Approximate Gross Internal Area = 259.7 sq m / 2795 sq ft

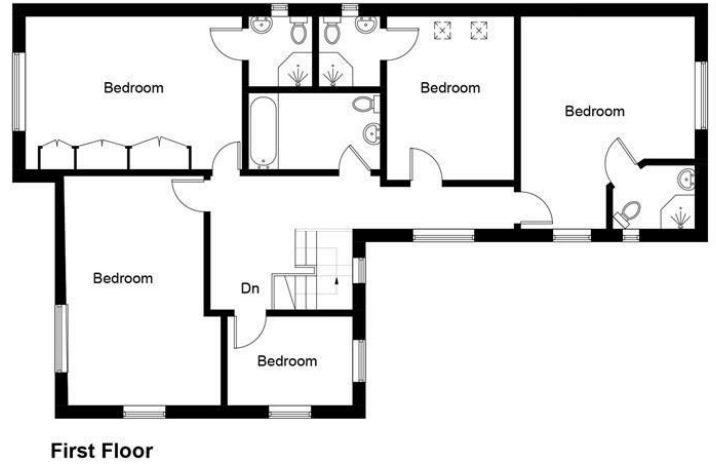
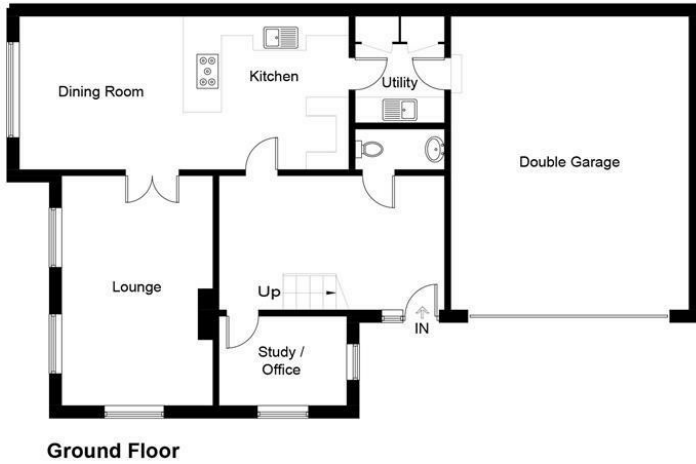
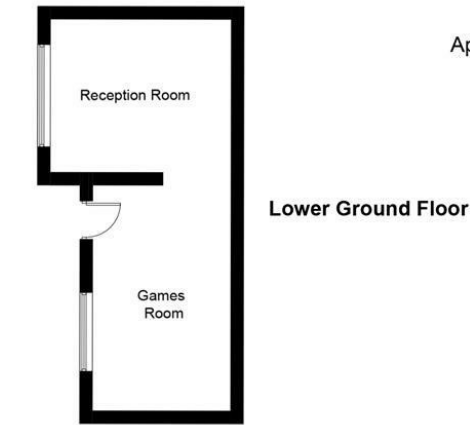


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1176131)



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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