



Pennine Close, Queensbury

£320,000

* DETACHED * FOUR BEDROOMS * READY TO MOVE INTO * MODERN KITCHEN *
* TWO RECEPTION ROOMS * GARDENS * DRIVE * DOUBLE GARAGE * ALARM FITTED ***

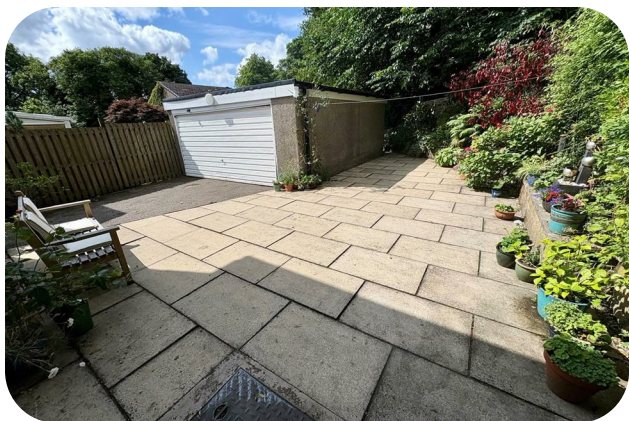
Situated in this much sought after location of Queensbury, is this four bedroom detached property. Offering 'ready to move into' accommodation and benefits from a modern fitted kitchen, house bathroom, double garage and gardens. The property would make an ideal purchase for a young/growing family and is within easy reach of amenities, shops, primary & secondary schools.

The accommodation briefly comprises entrance vestibule, kitchen, dining room, lounge and cloaks/wc.

There are four first floor bedrooms and a house bathroom.

To the outside there are gardens to front and rear, together with a driveway leading to a double garage.





Kitchen

9'9" x 9'6" (2.97m x 2.90m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, integrated fridge/freezer, dishwasher, oven, hob and extractor hood, storage cupboard and double glazed window.

Dining Room

12'2" x 9'3" (3.71m x 2.82m)

With radiator and French doors to rear.

Lounge

15'3" x 13'9" (4.65m x 4.19m)

With a living flame gas fire in fireplace surround, radiator and double glazed window.

Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, part tiled walls, radiator and double glazed window.

Vestibule

With radiator and double glazed window.

First Floor

With double glazed window.

Bedroom One

14'1" x 10'1" (4.29m x 3.07m)

With radiator, double glazed window and fitted wardrobe.

Bedroom Two

10'4" x 9'4" (3.15m x 2.84m)

With radiator and double glazed window.

Bedroom Three

10'4" x 10' (3.15m x 3.05m)

With radiator and double glazed window.

Bedroom Four

8'6" x 8'8" (2.59m x 2.64m)

With radiator and double glazed window.





Bathroom

Three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window. electric shower.

Exterior

To the outside there are gardens to both front and rear with borders and shrubs, external power source & tap together with a driveway leading to a double garage with power & light.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue for 1 mile, turn left onto Brewery Ln, right onto Pennine Close and the property will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

E

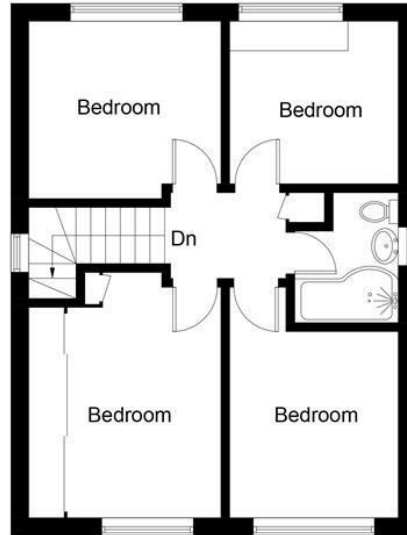


Pennine Close, BD13

Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1179957)



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 (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.

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