



**Moor Close Road, Queensbury**  
**Asking Price £335,000**

**\*\* DETACHED BUNGALOW \*\* THREE BEDROOMS \*\* TWO RECEPTION ROOMS \*\* EXTENDED \*\***  
**\*\* STUNNING THROUGHOUT \*\* LANDSCAPED GARDENS \*\* AMPLE OFF STREET PARKING \*\***

Superbly presented three bedroom extended detached bungalow!!

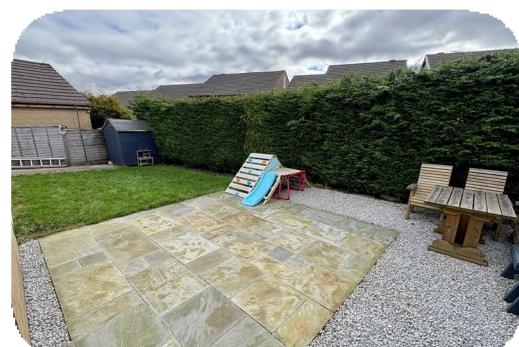
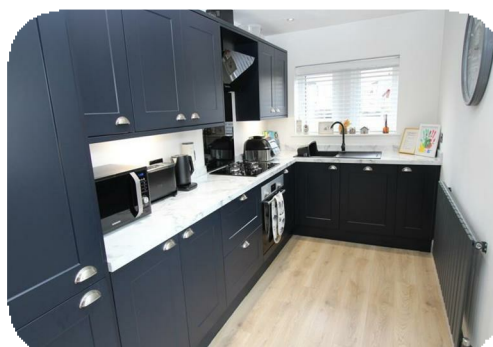
The property would appeal to a number of buyers with its stunning condition and 'ready to move into' accommodation on offer.

Having a modern fitted kitchen, house bathroom, en-suite shower room, wood burning fire and ample off street parking.

The property is within easy reach of amenities, shops and local schools.

The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, sun room/dining room, utility room, three bedrooms (master having en-suite) and a house bathroom.

To the outside there is a landscaped garden to the rear, together with a driveway providing off street parking.







### Entance Hall

Radiator and access to loft.

### Lounge / Diner

21'0" x 13'6" (6.40m x 4.11m")

Wood burner stove, two radiators and french door leading to rear garden.

### Kitchen

16'1" x 6'11" (4.90m x 2.11m")

Modern fitted kitchen having a range of wall and base units incorporating sink unit, complementary splashback and work tops, oven, hob and cooker hood, integral fridge/freezer, dishwasher, feature radiator and spot lights.

### Utility

Wall and base units, plumbing for auto washer and spotlights.

### Bedroom One

18'0" x 10'3" (5.49m x 3.12m")

Radiator and spotlights.

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc, tiled walls and floor, feature towel radiator, extractor fan and spotlights.

### Bedroom Two

11'5" x 9'11" (3.48m x 3.02m")

Radiator and spotlights.

### Bedroom Three

8'1" x 7'8" (2.46m x 2.34m")

Radiator and spotlights.

### Bathroom

Four piece suite comprising bath, shower cubicle, low flush wc, vanity sink unit and part tiled walls.

### Exterior

To the rear there is a landscaped gardens with decking and patio area with a driveway providing off street parking.

### Council Tax Band

D

### Tenure





FREEHOLD.

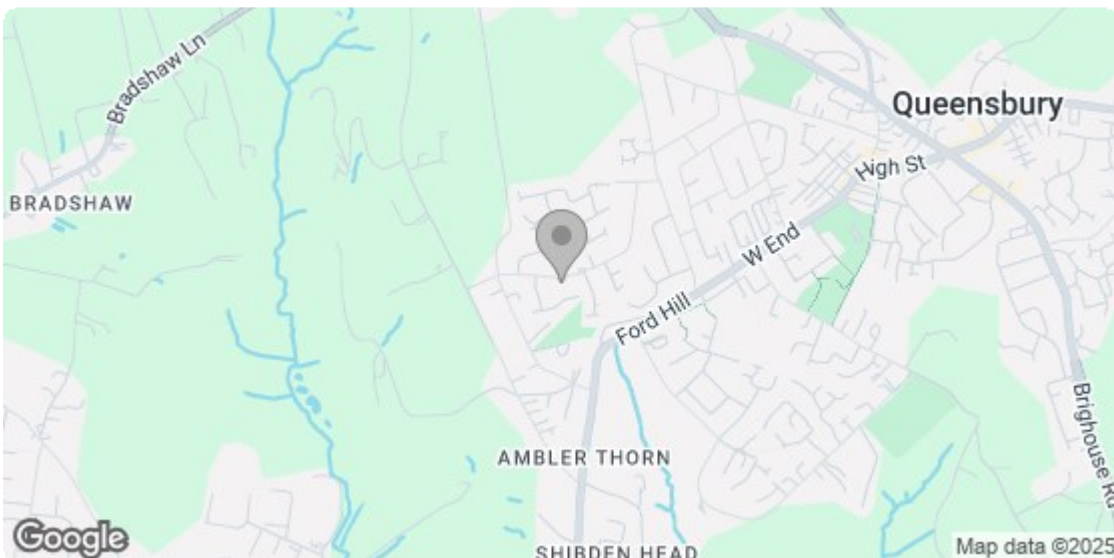


## Moor Close Road, BD13

Approximate Gross Internal Area = 109.7 sq m / 1181 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1181716)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	
(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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