



Old Mill Dam Lane, Queensbury,

£349,950

*** MODERN DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * HIGH SPECIFICATION *
* CUL-DE-SAC SETTING * IDEAL FOR YOUNG/GROWING FAMILY * LANDSCAPED GARDENS & DRIVE ***

Built approximately 7 years ago by the reputable Harron Homes, is this ex SHOW HOME four bedroom detached property. Having been upgraded to a high specification throughout, the property would make an ideal purchase for a young/growing family and is ideally located on this small residential cul-de-sac location and within easy reach of amenities, shops and a choice of primary and secondary schools.

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

The modern accommodation briefly comprises entrance vestibule, lounge, dining kitchen, utility room, play room and a cloaks/wc, four first floor bedrooms - master bedroom having en-suite shower room, together with a house bathroom.

To the outside there are landscaped gardens, together with a driveway leading to an half garage (only used for storage).

VIEWING ESSENTIAL!!



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Entrance Hall

Tiled floor and radiator.

Cloaksroom

Modern two piece suite comprising low flush wc, pedestal wash basin, tiled floor and radiator.

Lounge

11'1" x 19'2" (3.38m x 5.84m")

Bay window and radiator.

Play Room

12'6" x 8'0" (3.81m x 2.44m")

Radiator.

Dining Kitchen

18'9" x 9'9" (5.72m x 2.97m")

Modern cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, integrated fridge freezer, integrated dishwasher, integrated washing machine, radiator and french door leading to rear.

Utility

5'6" x 5'2" (1.68m x 1.57m")

Fitted wall and base units, tiled floor and radiator.

First Floor Landing

Radiator.

Bedroom Two

9'6" x 12'1" (2.90m x 3.68m")

Modern sliding wardrobes and radiator.

En Suite

Modern three piece suite comprising shower cubicle, low flush wc, pedestal wash basin, radiator and tiled walls & floor.

Bedroom One

10'3" x 11'0" (3.12m x 3.35m")

Radiator.

Bedroom Three

10'2" x 9'6" (3.10m x 2.90m")

Radiator.

Bedroom Four

10'6" x 7'2" (3.20m x 2.18m")

Radiator.

Bathroom

Modern three piece suite comprising panel bath, low flush wc, pedestal wash basin, radiator and tiled walls & floor.

Exterior

To the outside there is a driveway leading to an attached garage (storage only) together with landscaped gardens to rear with paved seating area and lawn.

Council Tax Band

E

Tenure

FREEHOLD.



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		92	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

