



Hainsworth Moor Grove, Queensbury

£280,000

* EXTENDED SEMI * THREE BEDROOMS * WELL PRESENTED * STUNNING KITCHEN *
* WELL MAINTAINED GARDEN * PARKING * POPULAR LOCATION *

This extended three bedroom semi detached home, presented in pristine condition, ideally located near Shibden Head Primary School - making it perfect for young or growing families.

Upon entering, you'll be welcomed by a stunning 19ft dining kitchen, which serves as the heart of the home. This spacious area is perfect for family meals and entertaining guests, featuring modern appliances and ample storage.

The living space includes a stylish media wall unit, offering a contemporary touch and a cosy atmosphere for family gatherings. Additionally, a convenient cloaks/WC is available, enhancing the practical layout of the home.

Outside, a driveway provides off-street parking, ensuring easy access and safety for your vehicles. The gardens are well-maintained, offering a lovely outdoor space for children to play and for family gatherings.

Overall, this property combines modern living with family-friendly features, making it a fantastic choice for those looking to settle in a welcoming community.





Entrance Vestibule

With radiator.

Lounge

13'6" x 11'8" (4.11m x 3.56m)

Having a media wall unit, electric fire, wall panelling, radiator and double glazed window.

Family Living Kitchen

19'7" x 14'1" (5.97m x 4.29m)

Modern fitted kitchen having a range of wall and base units incorporating oak and granite work surfaces, tiled splashback, island breakfast bar, range style cooker, extractor hood, twin Belfast style sink, bi-fold door leading to rear, radiator.

Cloakroom/WC

Modern low suite wc, wash basin and tiled splashback.

First Floor

With double glazed window.

Bedroom One

13'9" x 9'5" (4.19m x 2.87m)

With built in wardrobes and drawers, radiator and double glazed window.

Bedroom Two

11' x 8'6" (3.35m x 2.59m)

With radiator and double glazed window.

Bedroom Three

9'7" x 6'1" (2.92m x 1.85m)

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.

Exterior

To the outside there is a decked and lawned garden to the rear with storage shed/outbuilding. A driveway provides off-street parking.





Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.6 miles, turn left onto Hill End Ln, left onto Hainsworth Moor Dr, right onto Hainsworth Moor Grove and the property will be seen displayed via our For Sale board.

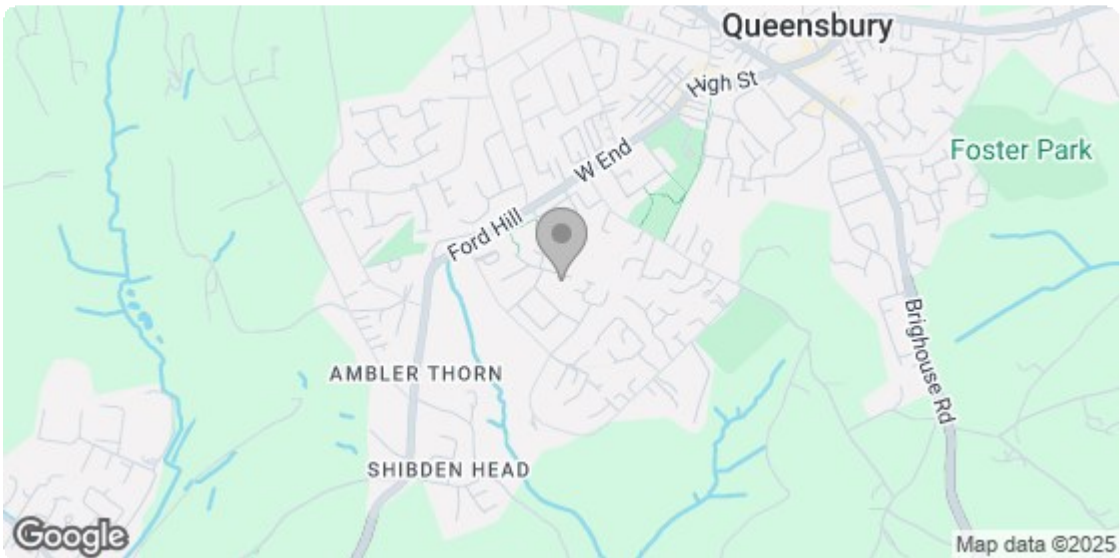
TENURE

FREEHOLD

Council Tax Band

C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	62	
(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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