



Grouse Moor Lane, Queensbury

£229,950

**** SEMI DETACHED ** THREE BEDROOMS PLUS OCCASIONAL ROOM ** POPULAR LOCATION ****

**** WELL PRESENTED THROUGHOUT ** GARDENS & PARKING ****

Well presented three bedroom + occasional room semi detached property which is located in the sought after location of The Mountain.

The property would make an ideal purchase for a FTB/young family and is within walking distance of pleasant walks and the popular Foxhill Primary School.

Benefits from dining kitchen, conservatory, gas central heating and double glazing.

The accommodation briefly comprises entrance, lounge, dining kitchen and a conservatory. To the first floor there are three bedrooms and a house bathroom. There is a further occasional room to the attic.

To the outside there are gardens to the front and rear, together with a driveway providing off street parking.





Hall

Radiator.

Lounge

17'3" x 13'1" (5.26m" x 3.99m")

Coal effect gas fire with feature fireplace surround and radiator.

Dining Kitchen

13'2" x 9'4" (4.01m" x 2.84m")

Cream fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splash back, oven & hob with extractor, integrated dishwasher, radiator and french door.

Conservatory

Built in cupboard with plumbing for auto washer and radiator.

First Floor Landing

Bedroom One

10'8" x 9'3" (3.25m" x 2.82m")

Built in wardobes and radiator.

Bedroom Two

12'1" x 6'2" (3.68m" x 1.88m")

Radiator.

Bathroom

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

Council Tax Band

C

Bedroom Three

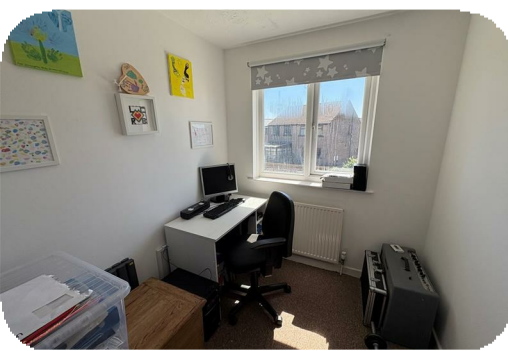
7'5" x 6'1" (2.26m" x 1.85m")

Radiator.

Attic Room

12'4" x 12'5" (3.76m" x 3.78m")

Built in wardrobes, under eaves storage and radiator.





Exterior

Block paved driveway providing off street parking. Landscaped rear garden containing decking and lawned grass.

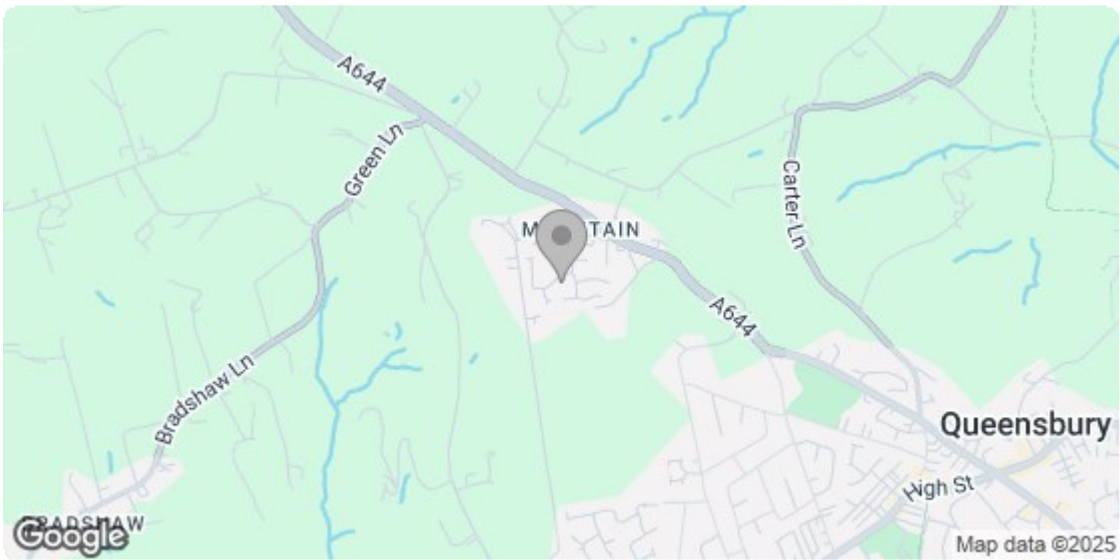
Tenure

FREEHOLD

Council Tax Band

C





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		

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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

