



Old Mill Dam Lane, Queensbury, Offers Over £280,000

* MODERN SEMI * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *
* READY TO MOVE INTO * CUL-DE-SAC LOCATION * GARDENS * DRIVE * GARAGE *

Offering 'ready to move into' accommodation, is this deceptively spacious four bedroom semi-detached property. Having generous accommodation laid out over three floors and built approximately 9 years ago by the reputable Harron Homes, the property benefits from gas central heating, upvc double glazing and alarm system.

Ideally located on this small residential cul-de-sac location and within easy reach of amenities, shops, first and secondary schools. The modern accommodation briefly comprises entrance hall, open plan family living dining, kitchen, and cloakroom. To the first floor there is a lounge and master bedroom with en-suite shower room. There are three further second floor bedrooms and a four piece house bathroom.

To the outside there are enclosed south facing gardens to the rear with an open field aspect, and a driveway leading to an integral garage.



Hallway

Radiator.

W/C

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

Family Living Kitchen

17'3" x 16'7" (5.26m" x 5.05m")

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

First Floor Landing

Lounge

16'6" x 10'0" (5.03m" x 3.05m")

Radiator and french door leading to Juliette balcony.

Bedroom One

10'1" x 9'6" (3.07m" x 2.90m")

Radiator and dressing area with sliding wardrobes.

En Suite

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

Second Floor Landing

Bedroom Two

10'0" x 6'8" (3.05m" x 2.03m")

Radiator.

Bedroom Three

9'7" x 8'9" (2.92m" x 2.67m")

Radiator.

Bedroom Four

11'7" x 11'1" (3.53m" x 3.38m")

Radiator.

Bathroom

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

Exterior

Rear South facing garden, with enclosed lawn and patio area and overlooking open fields. Driveway to the front, leading to an attached garage.

Council Tax Band

D

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		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A		94	(92 plus) A		
(81-91) B		84	(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		

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