



## New Houses, Back Lyon Street, Queensbury

**£625,000**

\* JANUARY SALE \* JANUARY SALE \* JANUARY SALE \* \* DETACHED \* CONVERTED FARMHOUSE \* FIVE BEDROOMS \*  
3/4 ACRE LAND \* PARKING \*

\* CLOSE TO AMENITIES \* TWO BATH/SHOWER ROOMS \* OUTBUILDINGS \* GARDENS \*

Set on approximately 3/4 acre plot overall, is this five bedroom detached converted farmhouse.

Offering a mixture of old and new, the property would make an ideal purchase for anybody looking for a home tucked away yet within easy reach of amenities, shops & local schools.

Benefits from having impressive room proportions which would be ideal for everyday family living and entertaining.

Boasting multi fuel fires, two bath/shower rooms, superb lawned and patio gardens and ample off-street parking.

There are also a number of outbuildings which have potential to convert (subject to planning).







### Entrance Porch

With solid wood flooring.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, wash basin, oak flooring.

### Family Living Kitchen

25'9" x 17'9" (7.85m x 5.41m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, breakfast bar, integrated fridge/freezer, wine cooler, oven, hob and extractor hood, oak flooring, double glazed window and radiator.

### Sitting Area

Having a multi fuel fire set in chimney breast, wood flooring, radiator, double glazed window, bi-fold doors to rear.

### Lounge

14'1" x 11'6" (4.29m x 3.51m)

Having a multi fuel fire set in chimney breast, window seat, ceiling beams, radiator and double glazed window.

### Utility

12'3" x 5' (3.73m x 1.52m)

With modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oak flooring, radiator and double glazed window.

### Bedroom Five

9'4" x 9'9" (2.84m x 2.97m)

With radiator, double glazed window, sliding door wardrobes.

### Cellar

Useful storage.

### First Floor

With double glazed window.

### Bedroom One

14'5" x 14'2" (4.39m x 4.32m)

With modern fitted wardrobes and drawers, vanity unit, radiator and double glazed window. En Suite Shower Room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

11'7" x 12'9" (3.53m x 3.89m)

With modern sliding door wardrobes.





### Bedroom Three

10'9" x 12'1" (3.28m x 3.68m)

With sliding door wardrobes, radiator and two double glazed windows.

### Bedroom Four

11'3" x 7'9" (3.43m x 2.36m)

With radiator and double glazed window.

### Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, twin vanity sink unit, radiator and double glazed window.

### Exterior

Well maintained lawned and paved garden with borders and shrubs. Gated driveway providing ample off-road parking. There are a number of outbuildings offering potential for a variety of uses (subject to any relevant planning consent).

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Lyon St, turn left onto Back Lyon St.





# New Houses, BD13

Approximate Gross Internal Area = 192.6 sq m / 2073 sq ft

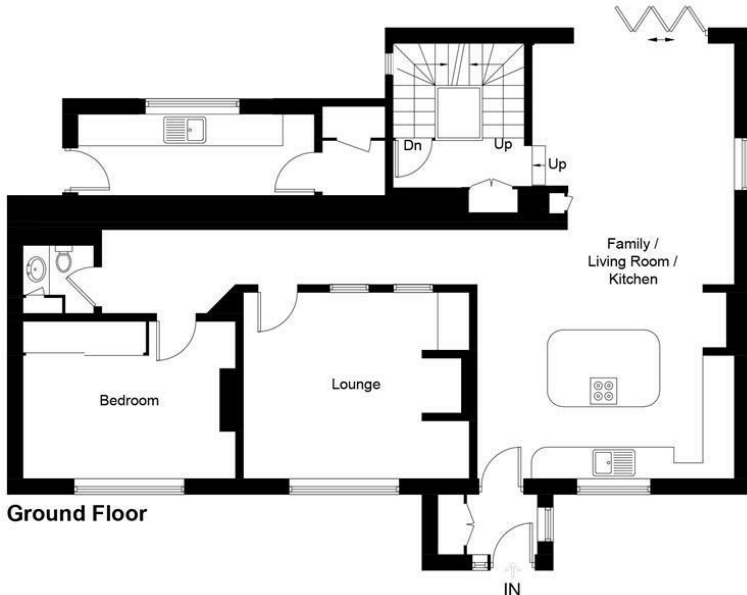
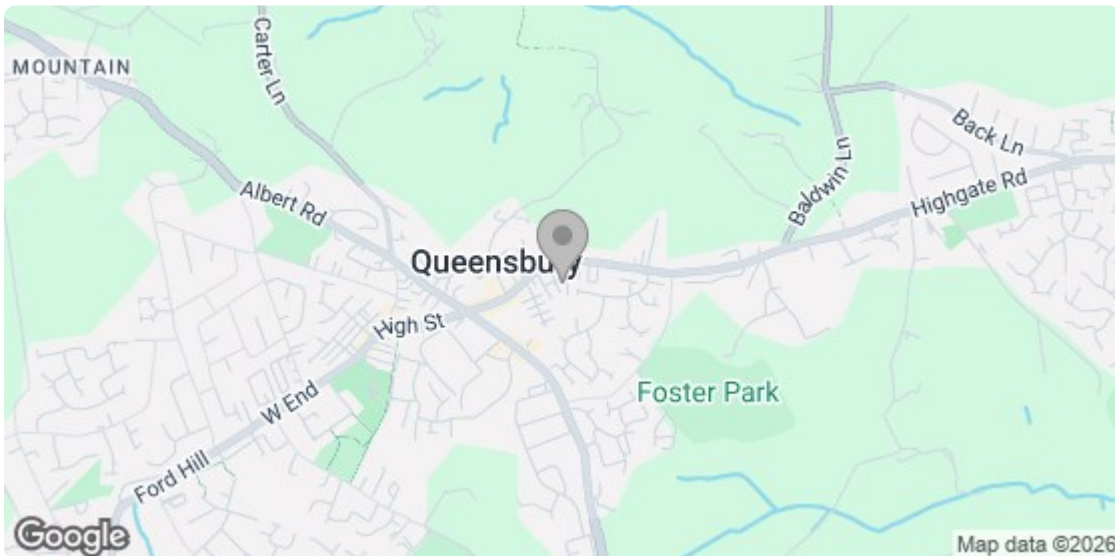


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242551)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		
	79	82

**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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email [idle@sugdensesstates.co.uk](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)

website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)