



# **Burwood Gate, Queensbury**

£459,950

Offered with NO CHAIN is this Stunning Four-Bedroom Detached Home on a Sought-After residential Development

Nestled within a highly desirable Harron Homes development, this modern four-bedroom detached property offers the perfect blend of style, space, and comfort—ideal for a growing family.

Boasting immaculate presentation throughout, the home features two generous reception rooms, providing versatile living space for both relaxing and entertaining. The heart of the home is a contemporary kitchen and dining area, complemented by high-quality finishes and ample natural light.

Upstairs, the master bedroom benefits from an en suite shower room, while three further bedrooms and a stylish family bathroom complete the first floor. Outside, a gated driveway offers ample off-road parking, leading to a beautifully landscaped rear garden—perfect for children, pets, or summer gatherings.

Located close to a range of local shops, amenities, and both primary and secondary schools, this property is perfectly positioned for family life.











#### **Entrance Hall**

Oak floor, radiator and understairs storage.

#### WC

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

#### Lounge

15'3" x 15'6" (4.65m" x 4.72m") Two radiators and french door.

### **Dining Kitchen**

22'8" x 14'6" (6.91m" x 4.42m")

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, breakfast bar, integrated fridge freezer, integrated dishwasher, oven & hob with extractor, tiled floor and radiator.

#### **Sitting Room**

Radiator and french doors leading to rear garden.

# Utility

Modern fitted wall and base units incorporating plumbing for auto washer, tiled floor and upvc door.

# **Dining Room**

12'2" x 9'1" (3.71m" x 2.77m")

Radiator.

# **First Floor Landing**

Radiator.

#### **Bedroom One**

13'2" x 12'1" (4.01m" x 3.68m")

Modern sliding wardrobes and radiator.

#### **En Suite**

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

# **Bedroom Two**

12'2" x 11'1" (3.71m" x 3.38m")

Radiator.











# **Bedroom Four**

8'9" x 9'2" (2.67m" x 2.79m") Radiator.

# **Bedroom Three**

9'1" x 12'3" (2.77m" x 3.73m") Radiator.

## **Bathroom**

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

#### Exterior

Landscaped well stocked garden to the rear with a fated driveway leading to a double detached garage.

### **Council Tax Band**

Ε

#### **Tenure**

FREEHOLD.

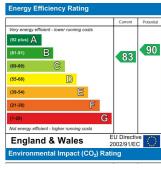












Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease 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.

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

website www.sugdensestates.co.uk





