



Edale Grove, Queensbury

£330,000

**** SPACIOUS ** QUIET CUL-DE-SAC ** READY TO MOVE INTO ** THREE BEDROOMS ****

*** THREE RECEPTION ROOMS * TWO BATH/SHOWER ROOMS ***

Looking for a detached bungalow?? This spacious family sized property would make an excellent purchase for a number of buyers.

Ideally located in this small and quiet cul-de-sac location the property offers ready to move into accommodation.

The property boasts three reception rooms, two bath/shower rooms and solar panels to the roof.

The accommodation briefly comprises entrance porch, hallway, lounge, dining room, sitting room, study room, kitchen, three bedrooms (master with en suite) and a modern house bathroom.

To the outside there is a generous lawned and decked garden to the rear which is well stocked with hedges and borders. There is a driveway which leads to a garage (currently used as storage room and a play room).

VIEWING ESSENTIAL!!





Entrance Porch

Hall

With a feature radiator.

Dining room

11'7" x 7'5" (3.53m x 2.26m)

With feature radiator.

Lounge

16'1" x 11'7" (4.90m x 3.53m)

Living flame gas fire marble fireplace inset and hearth, radiator and French doors.

Kitchen

14'9" x 8'2" (4.50m x 2.49m)

Fitted wall and base units incorporating complementary work surfaces, one and a half bowl sink unit, microwave, oven, hob and extractor, plumbed for automatic washing machine, tiled splashback, double glazed window and upvc door leading to the rear.

Sitting Room

13'8 x 12'10" (4.17m x 3.91m)

With radiator, air conditioning unit, spotlights and French door leading to the rear.

Study

12'8" x 8'7" (3.86m x 2.62m)

With radiator, double glazed window and Velux window.

Bedroom Two

12'9" x 8'1" (3.89m x 2.46m)

With radiator and double glazed window.

Bedroom One

11'7" x 10'10" (3.53m x 3.30m)

With radiator and double glazed window. En-Suite Shower Room;

En-Suite Shower Room

Three piece suite comprising walk-in shower, vanity sink unit, low flush wc, tiled walls, towel radiator and double glazed window.

House Bathroom

Modern three piece suite comprising panelled bath with mixer shower over, vanity sink unit, low suite wc, tiled walls and floor, towel radiator and double glazed window.





Bedroom Three

10'9" x 8'4" (3.28m x 2.54m)

With radiator and double glazed window.

Playroom - at rear of garage

12'7" x 8'6" (3.84m x 2.59m)

Exterior

To the outside there is a lawn and decked garden to the rear with borders and shrubs, a driveway provides off street parking which leads to a single garage. (currently being being used as storage space and a play room).

Directions

From our Queensbury office continue on High Street towards Halifax. Turn right onto Fleet Lane and carry on for a short distance turning left onto Moor Close Park then left again onto Moor Close Road continue along Edale Grove will be found on your left hand side, follow the road to the right hand side.

TENURE

FREEHOLD

Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	73
(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			

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
 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



Sugdén Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

