

# Peter David

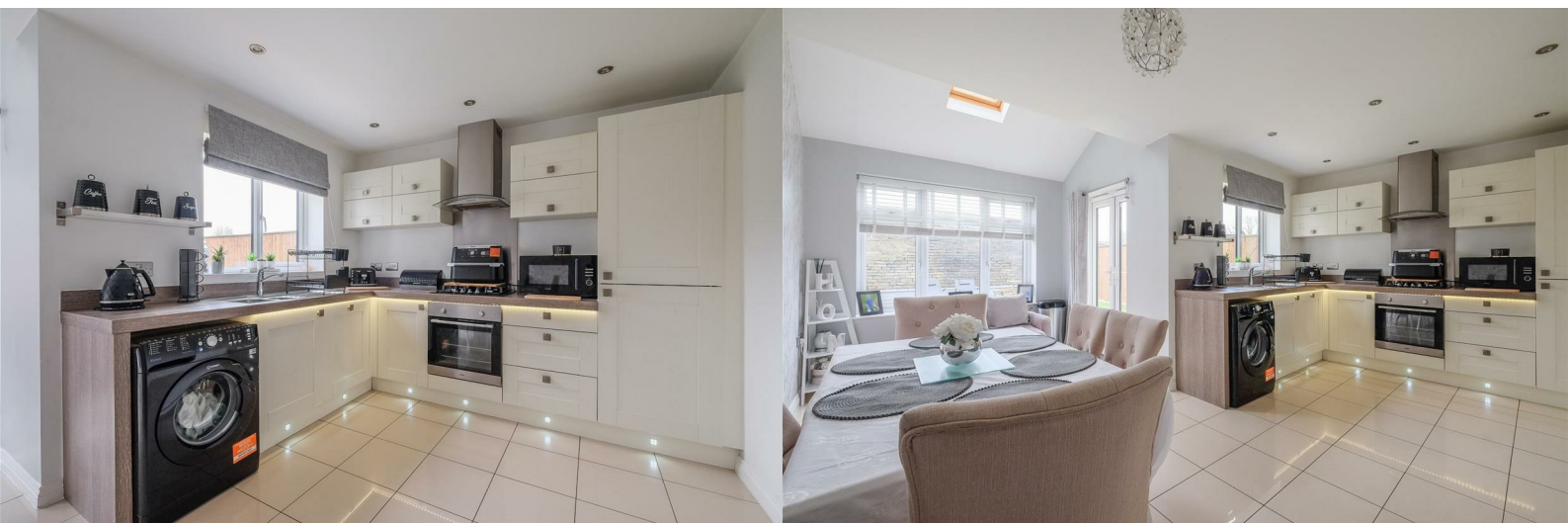
# Properties Ltd

Residential Sales and Lettings



**Black Myres Drive, Queensbury**

**£260,000**







Nestled in the charming area of Queensbury, Bradford, this delightful townhouse on Black Myres Drive offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The inviting reception room serves as a warm welcome, providing a perfect setting for relaxation or entertaining friends and family. The layout of the house is thoughtfully designed, ensuring that each room flows seamlessly into the next, creating a harmonious living environment.

The two well-appointed bathrooms add convenience and comfort, catering to the needs of a busy household. Whether you are preparing for the day ahead or winding down in the evening, these spaces are designed to enhance your daily routine.

Located in a friendly neighbourhood, this townhouse is close to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area offers a sense of community while still being within easy reach of Bradford's vibrant city centre.

This property presents a wonderful opportunity for those looking to settle in a welcoming environment with ample space and modern conveniences. Don't miss the chance to make this lovely townhouse your new home.

- FOUR BEDROOM TOWNHOUSE
- LARGE KITCHEN/ DINING ROOM WITH ACCESS TO THE GARDEN
- INTEGRAL GARAGE
- DOWNSTAIRS W.C
- 4 BEDROOMS
- MASTER BEDROOM EN-SUITE AND WARDROBE
- DRIVEWAY AND REAR GARDEN
- GREAT LOCATION
- EPC RATING B
- COUNCIL TAX BAND D

## Accommodation

### Ground Floor

#### Kitchen/ Dining

16'4" x 17'3" (5.0 x 5.28)

#### Garage

9'2" x 18'0" (2.8 x 5.5)

#### W.C

### 1st Floor

#### Lounge

16'4" x 9'11" (5 x 3.03)

#### Bedroom 1

8'10" x 10'5" (2.7 x 3.18)

#### En-suite

### 2nd Floor

#### Bedroom 2

8'10" x 11'1" (2.7 x 3.4)

#### Bedroom 3

9'10" x 10'2" (3.0 x 3.1)

#### Bedroom 4

6'6" x 10'2" (2.0 x 3.1)

#### Bathroom

6'6" x 8'2" (2.0 x 2.5)

#### External

Large front drive and rear garden

#### Directions

Please use postcode BD13 2FR for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.





Road Map



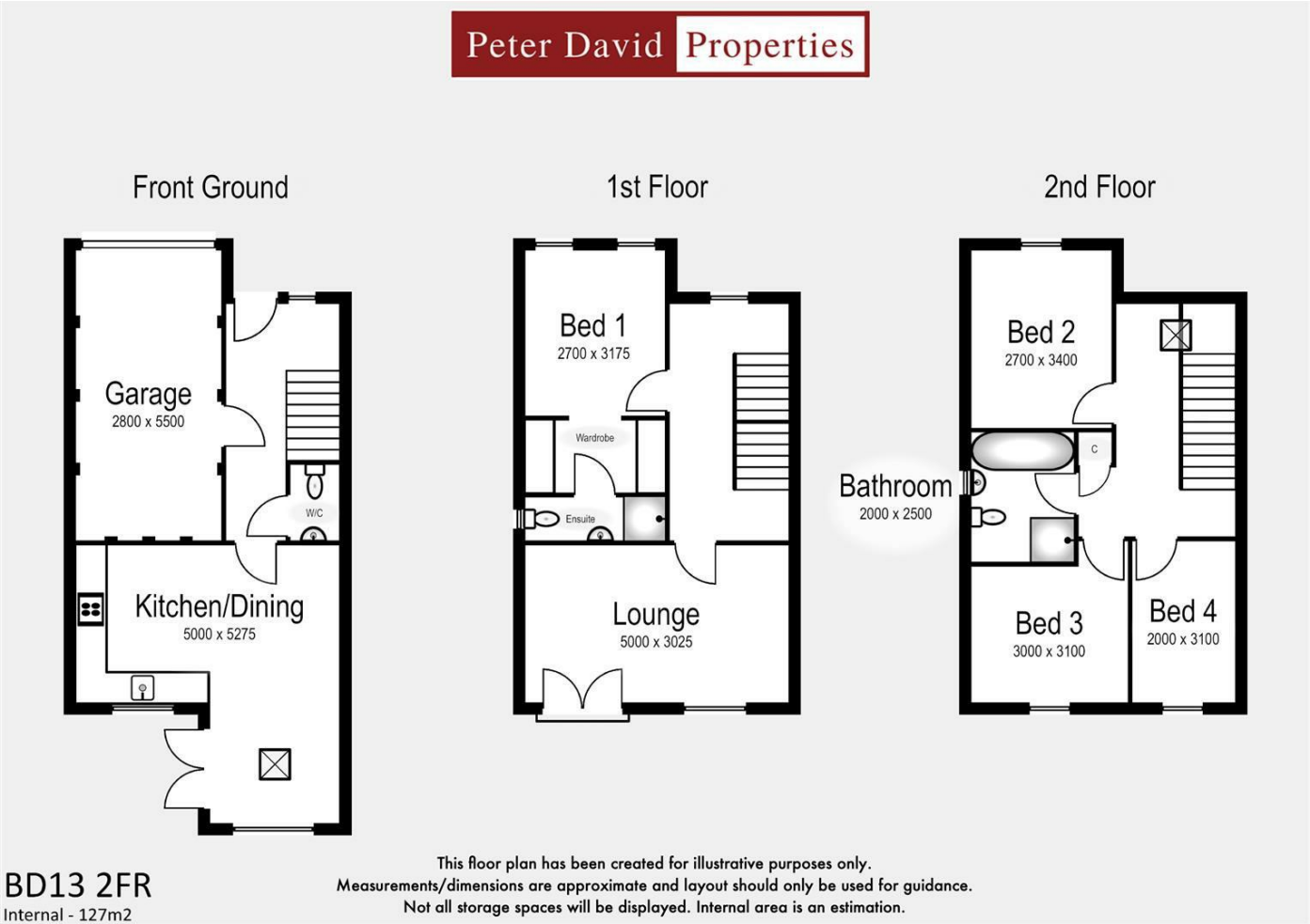
Hybrid Map



Terrain Map



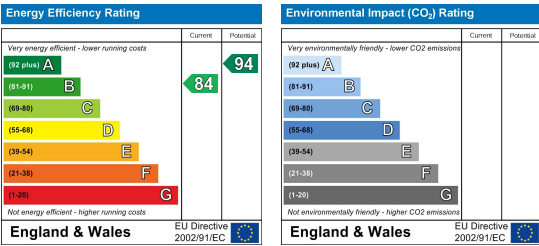
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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