

Peter David

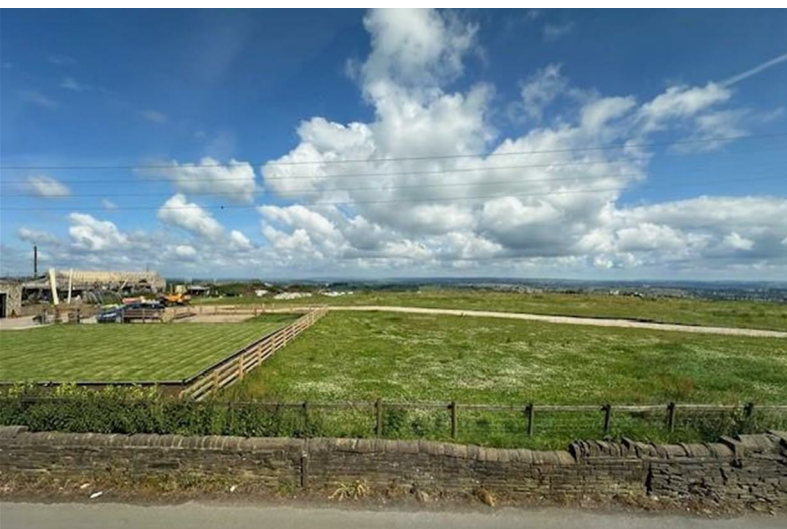
Properties Ltd

Residential Sales and Lettings



Luddenden Place, Queensbury

£215,000





Welcome to this charming property located in the picturesque village of Mountain, Queensbury, Bradford. This Victorian end terrace house offers a perfect blend of countryside tranquillity and modern living.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your family. The property boasts four bedrooms (3 double/1 single), providing ample space for a growing family or those in need of a home office.

The modern fitted kitchen/diner is well equipped and offers ample storage with a useful island breakfast bar. The bathroom is elegantly presented, offering a place of relaxation after a long day. The property's semi-rural location ensures peace and quiet, with stunning views over the surrounding fields creating a serene atmosphere.

There is off road parking to the rear and on street parking to the front of the property.

Whether you are captivated by the beautiful interior or enticed by the scenic views, this property is sure to impress even the most discerning resident. Don't miss out on the opportunity to make this house your home in the heart of the British countryside.

- BEAUTIFULLY PRESENTED FOUR BEDROOM END TERRACE
- LARGE SPACIOUS ROOMS
- OFF ROAD PARKING + ON STREET AVAILABLE
- OPEN VIEWS OVER FIELDS
- SEMI RURAL LOCATION
- CLOSE TO SHOPS AND AMENITIES
- DOUBLE GLAZED AND CENTRAL HEATING
- EPC BAND E
- COUNCIL TAX BAND B

Accommodation

Entrance hall

Dining kitchen

16'0" x 16'0" (4.9 x 4.9)

Lounge

16'4" x 15'8" (5 x 4.8)

Utility

WC

First floor

Bedroom one

16'0" x 12'3" (4.9 x 3.75)

Bedroom two

16'0" x 12'3" (4.9 x 3.75)

Bedroom three

8'6" x 7'2" (2.6 x 2.2)

Shower room

7'8" x 6'7" (2.34 x 2.02)

Second floor

Bedroom four

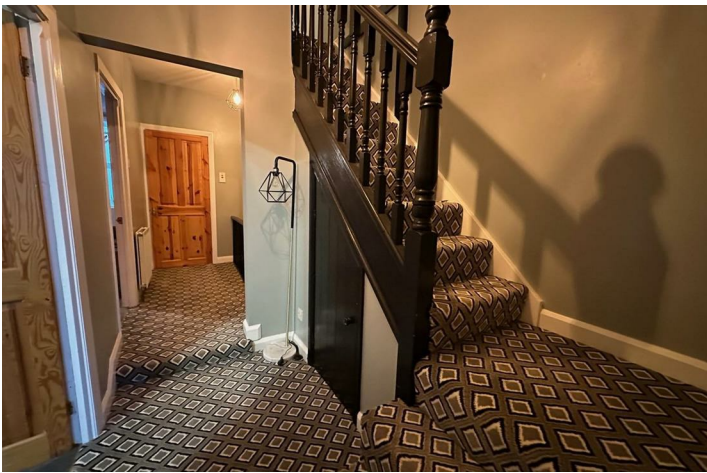
21'11" x 18'8" (6.7 x 5.7)

Directions

Please use post code BD13 1JS 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



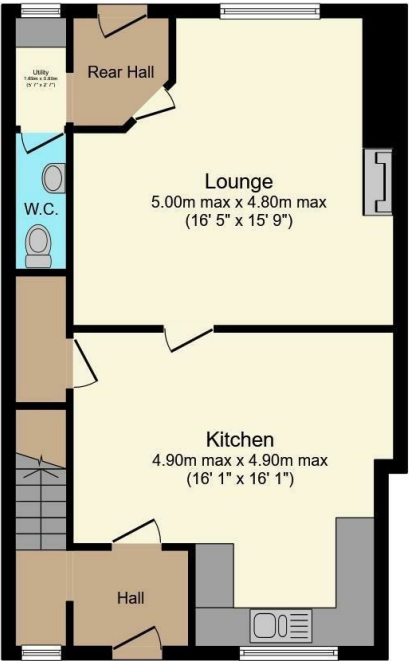
Hybrid Map



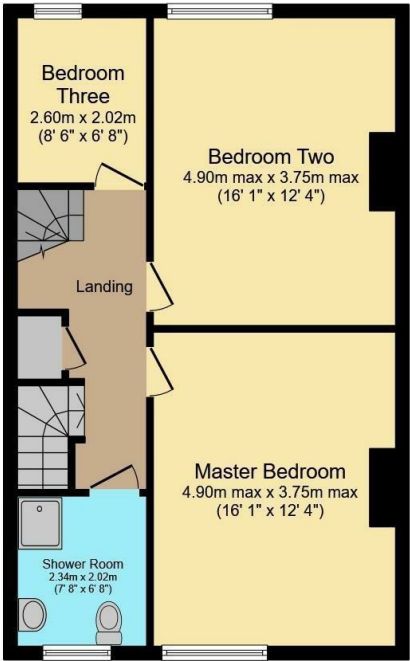
Terrain Map



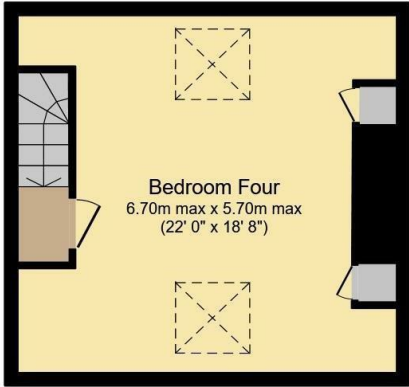
Floor Plan



Ground Floor



First Floor

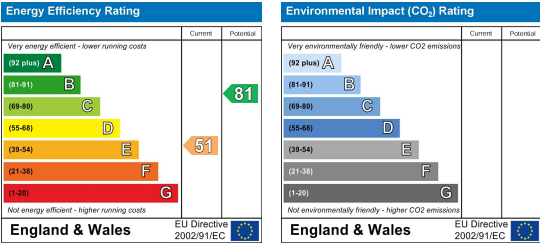


Loft Floor

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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