



Summer Haze Paw Lane, Queensbury, Bradford, West Yorkshire, BD13 2LB
Asking Price £425,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented STONE-BUILT TWO BEDROOM DETACHED COTTAGE located in a rural setting in the village of Queensbury. Sitting on a generous 1/3 acre plot with wrap-around gardens, offering parking for a minimum of four cars, and idyllic far-reaching views over Shibden valley, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; dining kitchen, conservatory, lounge, bedroom, house bathroom and a first floor master bedroom. Externally the property has generous gardens to three sides with a large central lawn, surrounding shrubs and border fencing. The driveway and detached single garage offer parking for at least four cars.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !

GROUND FLOOR

Kitchen

24'10" x 8'9" (7.57m x 2.69m)



Open-plan dining kitchen with side access point and open-plan entrance through to the lounge and conservatory areas allowing for an abundance of natural light.

The kitchen has under-floor heating with Karndean flooring and is fitted with a wide range of solid wood wall and base units with complementary black granite worktops. Appliances include - belfast style sink, integrated washing machine, fridge/freezer, range cooker with overhead extractor.

Dining Area



Dining area from the kitchen with ample space for a table with chairs and free-standing fridge/freezer as seen.

Conservatory

16'4" x 13'1" (5m x 4m)



Large conservatory to the rear/side of the property allowing for an abundance of natural light and a great view to the garden and beyond.

With exposed stonework, under-floor heating and Karndean flooring continuing from the kitchen and french doors onto the rear garden.

Lounge

19'7" x 12'2" (5.97m x 3.73m)



Immaculate lounge leading from the kitchen with a small set of

steps and bi-folding doors allowing for room separation. The lounge has a glass gas fireplace on a tiled hearth, ceramic imitation pine fireplace surround and understairs storage.

Bedroom

9'6" x 6'9" (2.9m x 2.08m)



Ground floor bedroom with dual-aspect windows and fitted wardrobes (unseen in photo).

Bathroom



House bathroom with tiled walls and flooring and contemporary three-piece suite as seen - bath with rain shower, wc, vanity sink unit and heated towel rail.

FIRST FLOOR

Master Bedroom

16'3" x 9'8" (4.97m x 2.95m)



Well-presented master bedroom up a short flight of stairs from the lounge.

With dual-aspect skylight windows (six) allowing for a light, airy space.

The master bedroom has eaves storage to both side, velux windows and ceiling beams.

EXTERNAL



Rear Garden



The property benefits from a 1/3 acre plot allowing for gardens to three sides of the property.

The main garden has a large central lawn, surrounding shrubs and border fencing, and offers the perfect space for taking in the view over Shibden and the valley.

In addition there is a good-sized patio area, water-feature and an outbuilding.

Outbuilding & Water Feature



To the rear side of the garden is small seating area ideal for taking in the view.

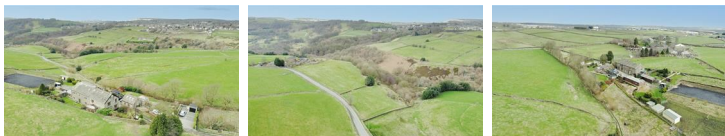
Along the pebbled path leads to a water feature and outbuilding as seen.

Patio



Generous paved patio area leading from the front door offering space outdoor sitting/dining.

Views



Far-reaching views over the neighbouring Shibden and valley.

Driveway & Garage



Large gated driveway to the front/side of the property offering parking for a minimum of four cars.

The driveway leads to a detached single garage which has an up-and-over door and power supply.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			98
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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