



## Mickle Moss Farm Old Guy Road

Queensbury, Bradford, BD13 1JB

£390,000 Freehold





This substantial stone built farm house property occupies a commanding position, just off Old Guy Road and provides generous sized four bedroomed family accommodation that was formerly two properties. Step inside and you will appreciate there are generous sized rooms throughout, a modern fitted kitchen with range of appliances, bathroom and separate shower room. Together with the property is an extensive attached garage, ample parking and large gardens.

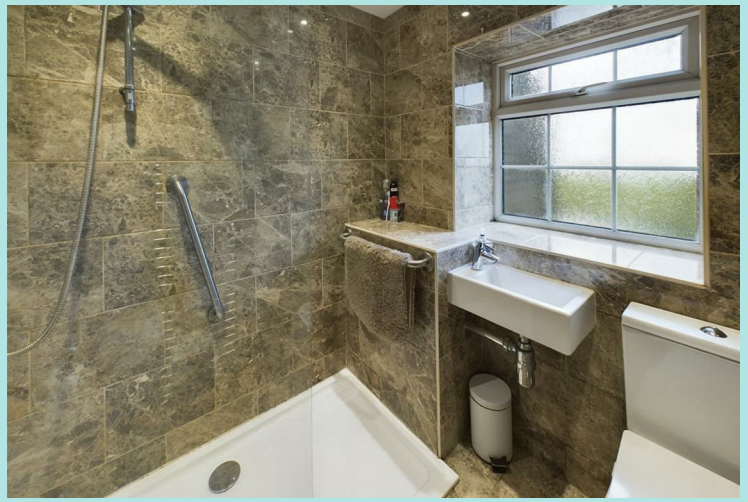
#### Location

The property stands just off Old Guy Road, adjoins open fields and has panoramic views. This is a highly convenient semi rural position, a short distance from the centre of Queensbury, shops and schools. It is also ideally placed for the those requiring access to both Halifax and Bradford, which are a short drive away.

#### Accommodation

An entrance porch with tiled floor and uPVC door leads to the dining kitchen which is fitted to a high standard with a range of modern cream units, a Range cooker and integrated appliances including fridge freezer, dishwasher and washing machine. French doors lead to and overlook the rear garden. There is also a feature stone and brick fireplace with log effect stove. The lounge has a feature stone fireplace and brick chimney, together with beamed ceiling and open staircase. Sitting room with coal effect gas fire and Victorian style fireplace. Window seat to the front with pleasant aspect and a useful downstairs storage cupboard. There is then a second entrance lobby with uPVC door. The first floor is in two parts as there are two staircases in the property. To one side is a large double bedroom with stone fireplace and panoramic views and a second single bedroom overlooking the rear garden. Shower room with WC, wash hand basin and shower cubicle together with fully tiled walls. The second landing area has a fitted cupboard with gas central heating boiler and again, a double bedroom to the front with panoramic views and a single bedroom overlooking the rear garden. There is a bathroom with white suite comprising WC, wash hand basin and bath with mixer tap shower and fully tiled walls.

At the immediate front of the property is a large key block paved parking area for several vehicles and an extensive garage, which would provide ample space for parking, workshop and storage. It also has a separate WC and wash hand basin. A tarmac drive provides access from Old Guy Lane. The septic tank is located in a field at the front of the property, with full access. At the rear of the house is a good sized garden which is grassed with a small patio area off the kitchen.



Council tax band: C  
 EPC rating: D  
 Ground rent: N/A  
 Service charge: N/A

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