



39 Bickon Drive,
Quarry Bank, DY5 2JF

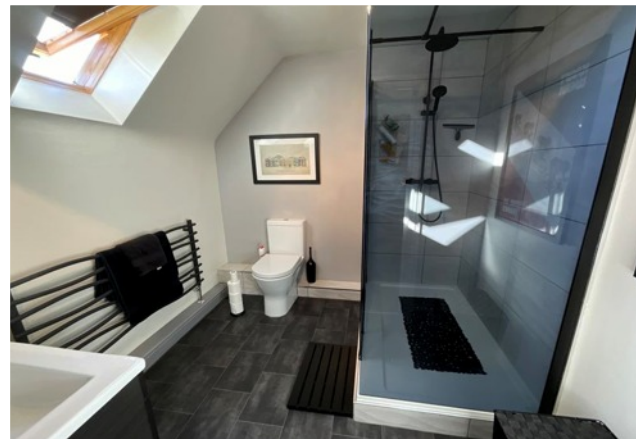
Taylors

39 Bickon Drive, Quarry Bank, DY5 2JF

*Well proportioned link detached
home*

- Attractive Hall
- Cloakstore off
 - Cloakroom
- With WC and handbasin
- Lounge - 15' 11" x 10' 5" (4.85m x 3.17m)
- With modern ethonal fire and opening to the dining room area
 - Dining Room Area - 10' 4" x 8' 11" (3.15m x 2.72m)
 - With patio doors to the garden
- Fitted Kitchen - 12' 7" x 10' 0" plus dr recess (3.83m x 3.05m)
- having integral oven, hob, cooker hood and dishwasher, floor and wall cupboards
 - **First Floor Landing**
 - Airing cupboard off
- Bedroom 2 - 13' 1" plus wardrobes x 11' 0" (3.98m x 3.35m)
With built in wardrobe
- Bedroom 3 - 10' 8" plus wardrobes x 11' 0" (3.25m x 3.35m)
With built in wardrobes
 - Bedroom 4 - 9' 8" x 7' 11" (2.94m x 2.41m)
 - Super bathroom - 7' 11" x 6' 1" (2.41m x 1.85m)
- having P shaped panel bath with shower above and screen, hand-basin and WC in combi unit with cupboards
 - Second Floor landing
 - Bedroom 1 - 18' 8" max x 11' 1" (5.69m x 3.38m)
 - With fitted wardrobes and dressing unit
 - Superb Ensuite - 7' 10" x 7' 9" (2.39m x 2.36m)
- Having large shower cubicle with both overhead and handheld showers, handbasin with cupboards beneath, WC, fashionable towel rail/radiator
- Garage - 17' 1" x 9' 3" (5.20m x 2.82m)
 - Rear Garden
- With attractive large patio with sun canopy, tap, lawn and borders. Steps to further garden area. Side entrance with gate

These particulars are intended only as a guide and must no be relied upon as statement of fact. POTENTIAL BUYERS WOULD ALSO LIKE TO BE REMINDED THAT ALL MEASUREMENTS ARE TAKEN AT THE WIDEST AVAILABLE POINTS. Your attention is drawn to the important notices and disclaimers on the last page of these particulars.



A SUPERBLY PRESENTED and WELL PROPORTIONED HOME on this small convenient development.

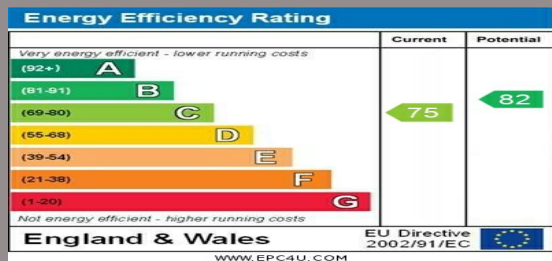
Having well planned accommodation on three floors, with gas central heating, PVC double glazing and A DELIGHTFUL SUNNY REAR GARDEN. Requiring internal inspection - Hall, Cloakroom with WC, delightful Lounge opening to the Dining Room, Lovely FITTED KITCHEN with integral appliances. FOUR BEDROOMS, [SUPERB ENSUITE TO BEDROOM ONE], Super modern main Bathroom, Garage. All main services connected.

Broadband/Mobile coverage: [//checker.ofcom.org.uk/en-gb/broadband-coverage](http://checker.ofcom.org.uk/en-gb/broadband-coverage). Council Tax band D. EPC - Construction- walls brick, tiled roof Long term flood risk, surface water - low, rivers - very low BHS10259

MISREPRESENTATION ACT 1967

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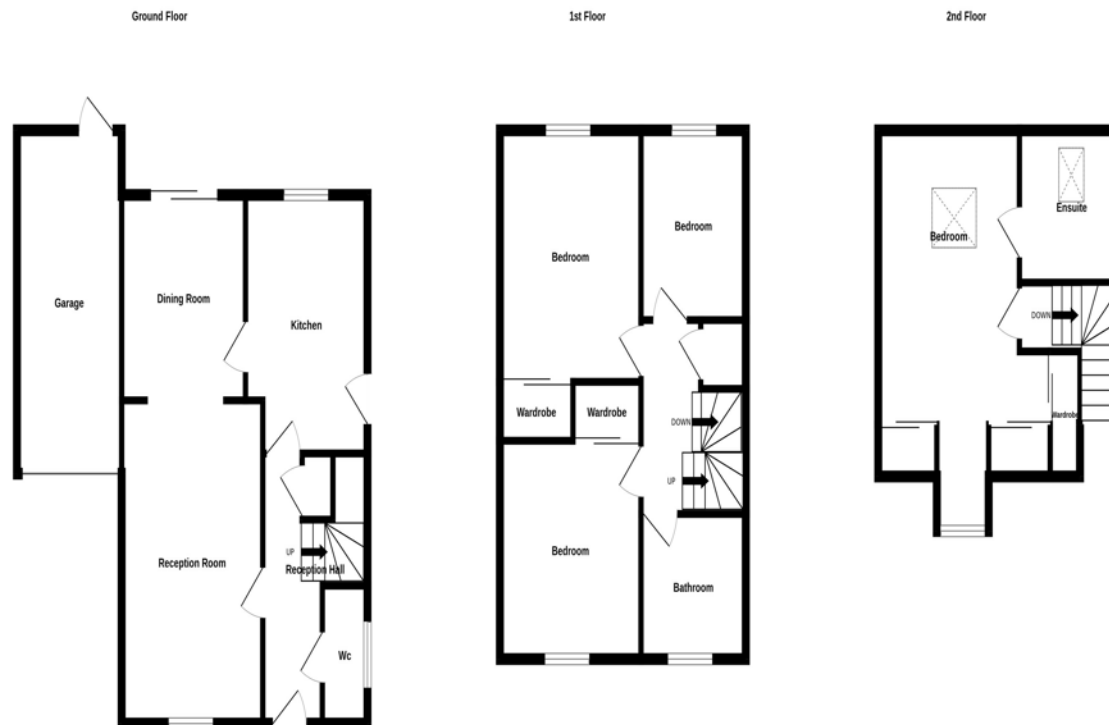
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