Sugdens
Sales & Lettings



West End, Queensbury

Offers In The Region Of £350,000

* EDWARDIAN DETACHED * THREE DOUBLE BEDROOMS * TWO RECEPTION ROOMS * GARDENS *
* CHARACTERFUL * MODERN BATHROOM * OUTBUILDINGS * DRIVEWAY * TWO GARAGES *
* CLOSE TO AMENITIES * SCOPE TO EXTEND/DEVELOP (STPP) *

A charming Edwardian detached home in the heart of Queensbury village, offering three double bedrooms, two spacious reception rooms and substantial outdoor space with excellent potential for further development or extension (subject to the necessary permissions).

Brimming with character throughout, this impressive family home features generous living accommodation including an inviting entrance hall, two well-proportioned reception rooms, a fitted kitchen, cellar storage, three double bedrooms and a modern house bathroom.

Externally, the property enjoys mature front and rear gardens enclosed by traditional Yorkshire stone walls, a gated driveway, two garages and two substantial workshops/outbuildings offering exciting potential for conversion/expansion or a variety of alternative uses, subject to ant relevant consents.

Ideally positioned close to the centre of Queensbury, the property benefits from easy access to local shops, amenities, well-regarded schools, traditional pubs, recreational facilities and the surrounding countryside.

Early viewing is highly recommended to appreciate the size, character and scope of this unique home.











Entrance Hall
With original tiled floor and radiator.

Cellar
Large keeping cellar.

Lounge
17'6" x 13'8" (5.33m x 4.17m)
Having a multi-fuel fire set in chimney breast, original wood floor, radiator, coving to ceiling, stained glass window.

Dining Kitchen
13'4" x 11' (4.06m x 3.35m)
With a range of fitted wall and base units incorporating stainless steel sink unit, tiled splashback, oven, hob, plumbing for auto washer, radiator, sash window, creel.

Dining Room
14'8" x 12'5" (4.47m x 3.78m)
With original fireplace and surround, original wood floor, stained glass window and radiator.

First Floor
With feature stained glass window.

Bedroom One
14'8" x 13'1" (4.47m x 3.99m)
Having an ornamental feature fireplace, radiator, stained glass window and built in wardrobe.

Bedroom Two
13'3" x 9'6" (4.04m x 2.90m)
With built in wardrobe, radiator, sash window, low suite wc, pedestal wash basin.

Bedroom Three
13'11" x 8'7" (4.24m x 2.62m)
With built in wardrobe, radiator, stained glass window.

Bathroom
Modern four piece suite comprising roll top bath, shower cubicle, vanity sink unit, low suite wc, radiator and extractor fan.











Exterior
To the outside there are large lawned gardens to the front with mature shrub borders, leading to the side. Lawned garden to the rear with L shaped outbuilding and driveway leading to garage.

Directions
From our office on Queensbury High Street head toward Russell St, continue onto West End.

TENURE
FREEHOLD

Council Tax Band
E / Bradford











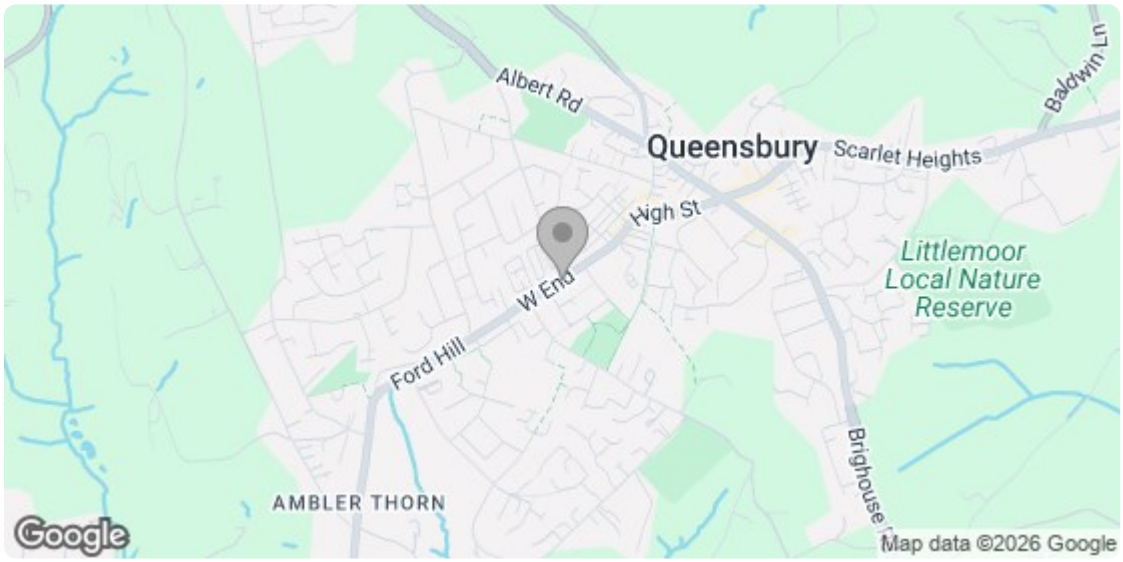

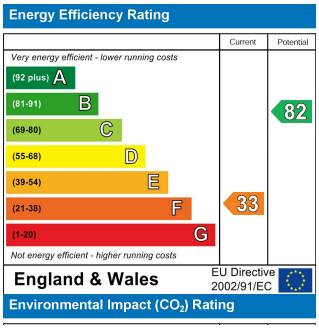

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