



Moorside Fold, Old Guy Road, Queensbury,

£249,950

- * COTTAGE BUNGALOW * SEMI DETACHED * THREE BEDROOMS * MODERN KITCHEN *
- * SUPERB PRESENTATION * SEMI-RURAL LOCATION * LANDSCAPED GARDENS *
- * DRIVEWAY PARKING * DECEPTIVELY SPACIOUS*

Superbly presented three bedroom semi detached cottage bungalow.

The well presented property is situated on the outskirts of Queensbury in a semi rural location and since the property is deceptively spacious, it would ideally suit a number of buyers.

Benefits from a modern fitted kitchen, four piece bathroom and a landscaped garden.

The accommodation briefly comprises entrance porch, hallway, lounge, dining kitchen, three bedrooms and a house bathroom. To the outside there are landscaped gardens with a driveway providing off street parking.



Entrance Porch

Hall

Lounge

13'3" x 12'2" (4.04m x 3.71m)

Having a modern electric fire set in chimney breast, radiator, French doors to garden.

Dining Kitchen

16'5" x 11'1" (5.00m x 3.38m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, integrated dishwasher, oven, hob and extractor hood, radiator, two double glazed windows and plumbing for auto washer.

Bedroom One

13' x 10'5" (3.96m x 3.18m)

Modern fitted wardrobe, radiator and two double glazed windows.

Bedroom Two

11'4" x 9'6" (3.45m x 2.90m)

With radiator and double glazed window.

Bedroom Three

9'1" x 7'5" (2.77m x 2.26m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising shower cubicle, freestanding bath, low suite wc, wash basin, towel radiator, double glazed window.

Exterior

To the outside there is a well maintained landscaped garden with borders and shrubs and enjoying far-reaching views. A driveway provides off-road parking.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn left onto Albert Rd/A644, continue to follow A644 for 0.8 miles, turn left onto Mill Ln, left onto Old Guy Rd and Moorside Fold will shortly be seen displayed via our For Sale board.

TENURE

FREEHOLD

Council Tax Band

C



Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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