



## The Pickerings, Queensbury

£450,000

\* DETACHED \* FOUR BEDROOMS \* QUIET CUL-DE-SAC \* TWO RECEPTION ROOMS \*  
\* MODERN KITCHEN \* CONSERVATORY \* GARDEN \* PARKING \* DOUBLE GARAGE \*

Superb four bedroom detached family sized property situated on this small and quiet cul-de-sac location.

The well presented home boasts a modern fitted kitchen, two reception rooms, conservatory and a double garage.

Within walking distance of Queensbury village which benefits from amenities, shops and both first and secondary schools.

The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, dining room, conservatory, breakfast kitchen and utility room. There are four first floor bedrooms (master en suite) and a house bathroom.

To the outside there is a lawned and patio garden to the rear with lawn to the front. A driveway provides ample off street parking leading to a double integral garage.





### Hallway

Central heating radiator, useful under stair storage cupboard.

### Downstairs W/C

Two piece suite comprising of; low flush W/C and hand wash basin. Double glazed window, central heating radiator and extractor fan.

### Lounge

15'9 x 11'2 (4.80m x 3.40m)

Coal effect gas fire with fireplace surround, central heating radiator and double glazed Bay window.

### Dining Room

10'5 x 11'3 (3.18m x 3.43m)

Central heating radiator and patio doors leading to conservatory.

### Conservatory

14'1 x 20'5 (4.29m x 6.22m)

Central heating radiator and French doors leading to rear garden.

### Breakfast Kitchen

13'6 x 10'4 (4.11m x 3.15m)

Modern fitted wall and base units with Quartz worktops and matching breakfast bar. Stainless Steel sink unit, 5 ring gas burner, electric oven and extractor fan. Integrated dishwasher, fridge freezer and microwave. Tiled splashback, central heating radiator and double glazed window.

### Utility Room

Plumbing for washing machine, tiled flooring and door leading to integral garage.

### First Floor Landing

Double glazed window.

### Bedroom One

14'7 x 12 (4.45m x 3.66m)

Built in wardrobes, double glazed window and central heating radiator.

### En-Suite

Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Central heating radiator and double glazed window.

### Bedroom Two

11'3 x 11'9 (3.43m x 3.58m)

Built in wardrobes, double glazed window and central heating radiator.





### Bedroom Three

12'6 x 9'9 (3.81m x 2.97m)

Double glazed window and central heating radiator.

### Bedroom Four

10'6 x 13'8 (3.20m x 4.17m)

Built in wardrobes, double glazed window and central heating radiator.

### Bathroom

Four piece suite comprising of; low flush WC, hand wash basin, bath and bidet. Central heating radiator and double glazed window.

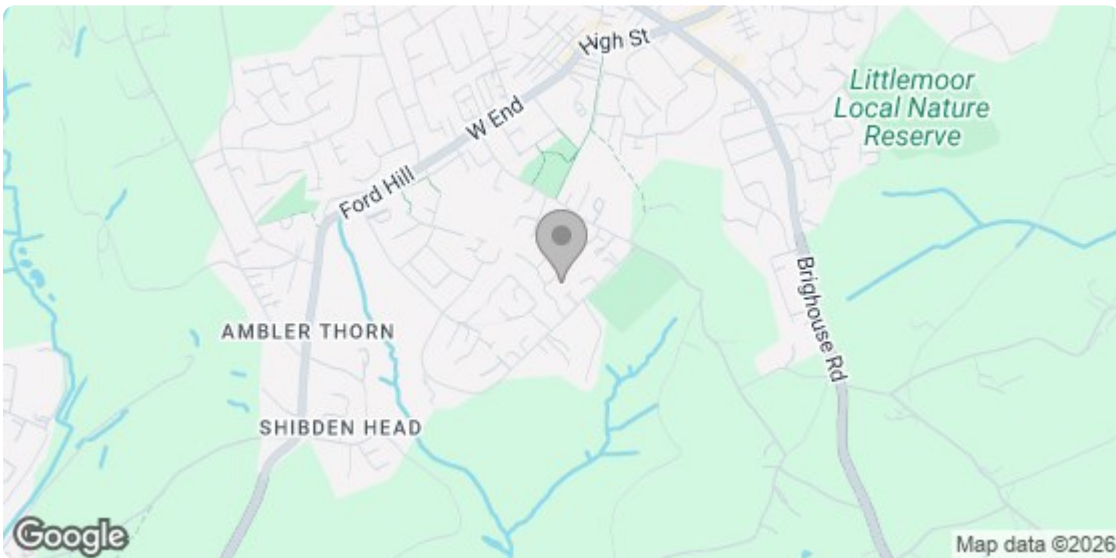
### External

Lawn and patio garden with mature shrubs to the rear. To the front is a double driveway leading to the integral garage alongside lawned garden with mature shrubs.

### Council Tax

Bradford- Band E.





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

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