



Moor Close Road, Queensbury

£449,950

* EXTENDED DETACHED * FOUR BEDROOMS * MODERNISED * TWO RECEPTION ROOMS *
* TWO BATH/SHOWER ROOMS * SOUGHT AFTER LOCATION * CLOSE TO AMENITIES *
* GARDENS * AMPLE DRIVEWAY PARKING * DOUBLE GARAGE *

This extended and beautifully modernised four bedroom detached home offers exceptional family sized accommodation in a highly sought after location, ideally positioned close to both primary and secondary schools. Finished to a modern standard throughout, the property blends contemporary style with generous, practical living spaces.

Inside, the home features two spacious reception rooms, providing flexible areas for family life, entertaining or quiet relaxation. There are also two well appointed bath/shower rooms, adding convenience and comfort for a busy household.

To the front, the property benefits from ample driveway parking leading to a detached double garage, complete with a versatile first-floor office space - perfect for home working.

The rear of the home offers a low maintenance garden, creating a private and easy care outdoor space ideal for relaxing.

With its impressive proportions, thoughtful upgrades and prime position close to local amenities, this is a superb opportunity for families seeking a ready-to-move-into home in a popular residential setting.





Entrance Porch

Dining Kitchen

15'7" x 13'1" (4.75m x 3.99m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, oak work surfaces, integrated dishwasher, oven, hob and extractor hood, radiator, double glazed window and a upvc door to side.

Lounge

15'3" x 10'8" (4.65m x 3.25m)

With a multi fuel fire, radiator, double glazed window.

Sitting Room

21'5" x 10'9" (6.53m x 3.28m)

Having a multi fuel fire, vaulted ceiling, radiator and patio doors to rear.

Bedroom Four

9'8" x 8'9" (2.95m x 2.67m)

With radiator, double glazed window, wood flooring.

Bedroom One

18'1" max x 9'6" (5.51m max x 2.90m)

With built in wardrobe, radiator and double glazed window.

Bedroom Three

13'5" x 11'2" (4.09m x 3.40m)

With built in hanging space, radiator and double glazed window. Modern low suite wc and pedestal wash basin, towel radiator.

Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, vanity sink unit, towel radiator, double glazed window.

First Floor

Bedroom Two

13'6" x 10'7" (4.11m x 3.23m)

With radiator and double glazed window. En Suite Shower Room;





En Suite Shower Room

Modern three piece suite comprising shower cubicle, vanity sink unit, low suite wc.

Exterior

To the outside there is ample driveway parking leading to a double garage with useful office space above with toilet facilities, together with a low maintenance garden to the rear.

Directions

From our office on Queensbury High Street head towards Russell St, continue to follow A647, turn right onto Fleet Ln, left onto Moor Close Parade, left onto Moor Cl Rd and the property will be seen displayed via our For Sale board.

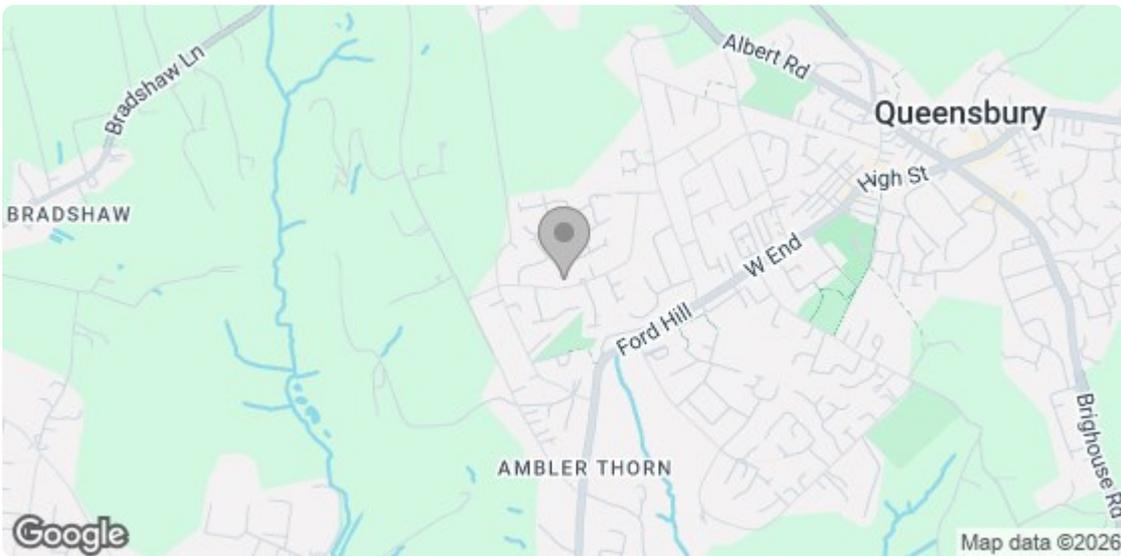
TENURE

FREEHOLD

Council Tax Band

D / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			

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.

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensesstates.co.uk
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



Sugden Properties Ltd trading as Sugdens. Registered office 8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR. Reg No. 8180915

