



## Mickle Moss Drive, Queensbury

£329,950

\* DETACHED HOUSE \* FOUR BEDROOMS \* IMMACULATEDLY PRESENTED \*  
\* CLOSE TO AMENITIES & RURAL WALKS \* MODERN KITCHEN \* GARDENS \* PARKING \*

Immaculately presented throughout, is this four bedroom detached property.

The property would appeal to a young/growing family with its spacious accommodation on offer.

Within easy reach of local amenities, primary/secondary schools and rural walks.

Boasting a modern fitted kitchen, house bathroom, gas central heating, double glazing and burglar alarm system.

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

To the outside there is a low maintenance garden to the rear and side, together with a driveway providing off street parking. The property also boasts a 16' x 8' converted garage which is now a bar/summerhouse.





### Reception Hall

With radiator.

### Cloakroom/WC

Two piece white suite comprising low suite wc and pedestal wash basin, radiator and double glazed window.

### Lounge

15'2" x 10'5" (4.62m x 3.18m)

Having a living flame gas fire in marble fireplace surround, radiator, double glazed window and understairs storage.

### Kitchen

10'10" x 8'4" (3.30m x 2.54m)

Modern fitted wall and base units incorporating stainless steel sink unit, oven, hob, extractor hood, integrated fridge, dishwasher, radiator and double glazed window.

### Utility

7' x 6' (2.13m x 1.83m)

With fitted wall and base units incorporating plumbing for auto washer, radiator and double glazed window.

### Dining Room

8'6" x 9'3" (2.59m x 2.82m)

With radiator.

### Conservatory

10'4" x 8'3" (3.15m x 2.51m)

With radiator, upvc door to rear.

### First Floor Landing

With loft access.

### Bedroom One

10'6" x 8'7" (3.20m x 2.62m)

With built in wardrobe and drawers, radiator and double glazed window. En-Suite;

### En Suite Shower Room

Three piece suite comprising shower cubicle, vanity sink unit, low suite wc, towel radiator, double glazed window, tiled walls.

### Bedroom Two

10'4" x 6'7" (3.15m x 2.01m)

With radiator and double glazed window.

### Bedroom Three

9'4" x 6'5" (2.84m x 1.96m)

With radiator and double glazed window.





### Bedroom Four

8'8" x 6'1" (2.64m x 1.85m)

### Bathroom

Modern white three piece suite comprising panelled bath, low suite wc, vanity sink unit, radiator and double glazed window.

### Exterior

To the outside there is a low maintenance garden to the rear and side, together with a driveway providing off street parking. The property also boasts a 16' x 8' converted garage which is now a bar/summerhouse.

### Directions

From our office on Queensbury High Street head towards Russell St, turn right onto Chapel St, left onto Albert Rd/Small Page, left onto Mill Ln, turn right to stay on Mill Ln, turn left onto Micklemoss Dr and the property will be seen displayed via our For Sale board.

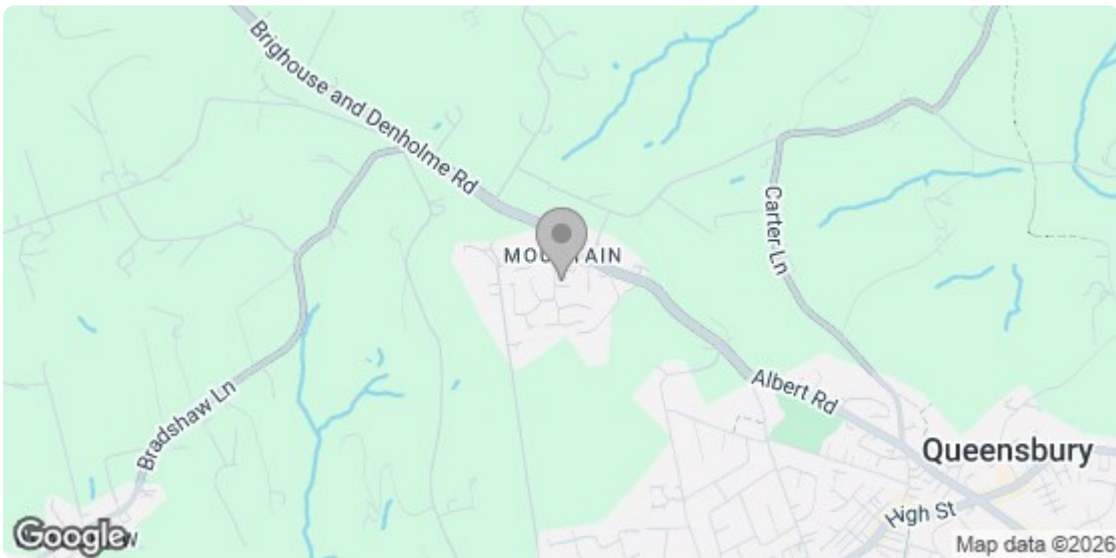
### TENURE

FREEHOLD

### Council Tax Band

D / Bradford





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(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 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**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.

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