



## **Cheriton Drive, Queensbury**

### **Offers Over £250,000**

\* DETACHED \* MODERNISED \* THREE BEDROOMS \* MODERN KITCHEN \* READY TO MOVE INTO \*  
\* GARDENS \* DRIVE \* GARAGE \*

Offering ready to move into accommodation is this immaculately presented three bedroom detached property.

Modernised by the present owners to include a modern fitted kitchen and en suite shower room.

This mature development would make an excellent purchase for a growing family.

The accommodation benefits from gas central heating, double glazing, alarm system and briefly comprises hallway, lounge/diner, cloaks/wc, kitchen and a conservatory. To the first floor there are three bedrooms (master having an en-suite) and house bathroom. To the outside there are patio and lawned fully enclosed gardens, together with a driveway leading to a single garage & the garden is fully enclosed. The property is situated at the head of the cul-de-sac.







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The accommodation briefly comprises hallway, lounge/diner, cloaks/wc, kitchen and a conservatory. To the first floor there are three bedrooms (master having an en-suite) and house bathroom.

To the outside there are patio and lawned gardens to the rear, together with a driveway leading to a single garage.

### Entrance Hall

With radiator and understairs storage.

### Lounge / Diner

25'10" x 11'1" (7.87m x 3.38m)

With living flame gas fire in fireplace surround, two radiators, bay window.

### Kitchen

13'10" x 9'1" (4.22m x 2.77m)

High gloss fitted kitchen having a range of wall and base units incorporating sink unit, complementary work surfaces, tiled splashback and floor, oven, hob and extractor hood, radiator, plumbing for auto washer, patio doors to conservatory.

### Conservatory

9'8" x 8'8" (2.95m x 2.64m)

With radiator and French doors to rear.

### First Floor

#### Bedroom One

13'4" x 11'1" (4.06m x 3.38m)

With sliding door wardrobes and radiator. En-suite shower room;

#### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, towel radiator.

#### Bedroom Two

9' x 8'7" (2.74m x 2.62m)

With sliding door wardrobes and radiator.





### Bedroom Three

8'10" x 6'10" (2.69m x 2.08m)

With radiator.

### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator.

### Exterior

To the outside there is a well stocked lawned and patio garden to the rear with a driveway leading to a single garage the garden is fully enclosed.

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, continue to follow A647 for 0.4 miles, turn right onto Naseby Rise, left onto Cheriton Drive and the property will shortly be seen displayed via our For Sale board.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		85
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

#### Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. 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](mailto:idle@sugdensesstates.co.uk)  
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email [queensbury@sugdensesstates.co.uk](mailto:queensbury@sugdensesstates.co.uk)  
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email [cleckheaton@sugdensesstates.co.uk](mailto:cleckheaton@sugdensesstates.co.uk)  
 4 North Street, Keighley, BD21 3SE Tel 01535 843333 email [keighley@sugdensesstates.co.uk](mailto:keighley@sugdensesstates.co.uk)  
 website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)

