



## Grouse Moor Lane, Queensbury,

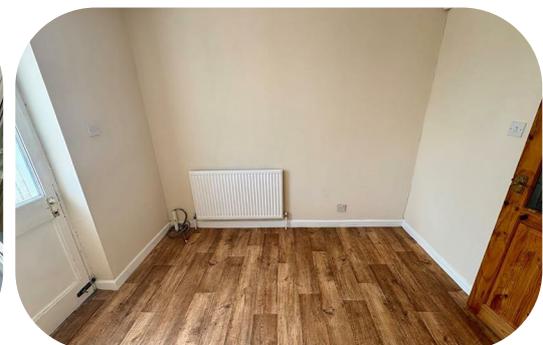
**Offers Over £180,000**

\* SEMI DETACHED \* THREE BEDROOMS \* IDEAL FTB/FAMILY \* SOUGHT AFTER LOCATION \*  
\* CONSERVATORY \* ENCLOSED GARDEN \* DRIVEWAY \*

This three bedroom semi detached property would make an ideal purchase for a FTB/Young Family. Ideally located in the much sought after location of The Mountain, which is within walking distance of the popular Foxhill Primary School and Queensbury village which boasts amenities, shops and bus routes.

The well presented home benefits from gas central heating, double glazing, dining kitchen and a conservatory. The accommodation briefly comprises entrance, dining kitchen, lounge and a conservatory. To the first floor there are three bedrooms and a house bathroom.

To the outside there is an enclosed lawned and patio garden to the rear, together with a driveway providing off street parking.



## Entrance Vestibule

## Lounge

17'9" x 9'8" (5.41m x 2.95m)

With a living flame gas fire in fireplace surround, radiator, double glazed window.

## Dining Kitchen

12'9" x 9'1" (3.89m x 2.77m)

With fitted wall and base units incorporating sink unit, tiled splashback, plumbing for auto washer, oven, hob and extractor, radiator and double glazed window.

## Conservatory

8'9" x 8'6" (2.67m x 2.59m)

With radiator and tiled floor.

## First Floor

## Bedroom One

13'1" x 9'2" (3.99m x 2.79m)

With radiator, built in wardrobe and double glazed window.

## Bedroom Three

6'3" x 8'9" (1.91m x 2.67m)

With radiator and double glazed window.

## Bedroom Two

11'8" x 6'2" (3.56m x 1.88m)

With radiator and double glazed window.

## Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, radiator and double glazed window.

## Exterior

To the outside there is a lawned and patio garden to the rear, together with a driveway providing 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, turn left onto Mill Ln, left onto Micklemoss Dr, right onto Grouse Moor Ln and the property will 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (13-38)		F (13-38)	
G (1-12)		G (1-12)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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)  
website [www.sugdensesstates.co.uk](http://www.sugdensesstates.co.uk)