



## Bradshaw View, Queensbury

**£350,000**

\* MODERN DETACHED \* FOUR BEDROOMS \* CONSERVATORY \* CLOSE TO AMENITIES \*  
\* MODERN KITCHEN & BATHROOM \* EN-SUITE & CLOAKS FACILITIES \*

This charming modern family home is enviably located on this much sought after residential development. The four bedroom detached home would make an excellent purchase for a growing family and benefits from a modern fitted kitchen, house bathroom and conservatory.

Within easy access of amenities, shops, first and secondary schools and excellent rural walks. The accommodation briefly comprises hallway, cloaks w/c, lounge, dining kitchen, utility room and conservatory. There are four first floor bedrooms (master having en suite shower room) and a house bathroom. To the outside there is an enclosed lawned and patio garden to the rear with a shared driveway leading to an integral garage.







### Entrance Hall

With oak flooring, feature radiator, understairs storage, access to garage.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, radiator, part tiled walls.

### Lounge

14'1" x 13'6" (4.29m x 4.11m)

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

### Dining Kitchen

21'5" x 9'5" (6.53m x 2.87m)

Modern fitted kitchen having a range of wall and base units incorporating complementary work surfaces, stainless steel sink unit, integral fridge/freezer, dishwasher, oven, hob and extractor hood, oak flooring, radiator.

### Utility

With fitted base units incorporating complementary work surfaces, plumbing for auto washer, oak flooring, radiator, door to rear.

### Conservatory

9'1" x 8'11" (2.77m x 2.72m)

With oak flooring and French doors to rear.

### First Floor

#### Bedroom One

13'7" x 12'6" (4.14m x 3.81m)

With radiator. En-suite dressing room with sliding door wardrobes and walk-in wardrobe. En-suite shower room;

#### En Suite Shower Room

Three piece shower room comprising shower cubicle, low suite wc, pedestal wash basin, towel radiator.

#### Bedroom Two

11'3" x 8'9" (3.43m x 2.67m)

With sliding door wardrobes and radiator.

#### Bedroom Three

9' x 9'11" (2.74m x 3.02m)

With radiator.





### Bedroom Four

9' x 8'9" (2.74m x 2.67m)

With radiator.

### Bathroom

Modern three piece suite comprising P shaped bath with shower over, low suite wc, pedestal wash basin, towel radiator.

### Exterior

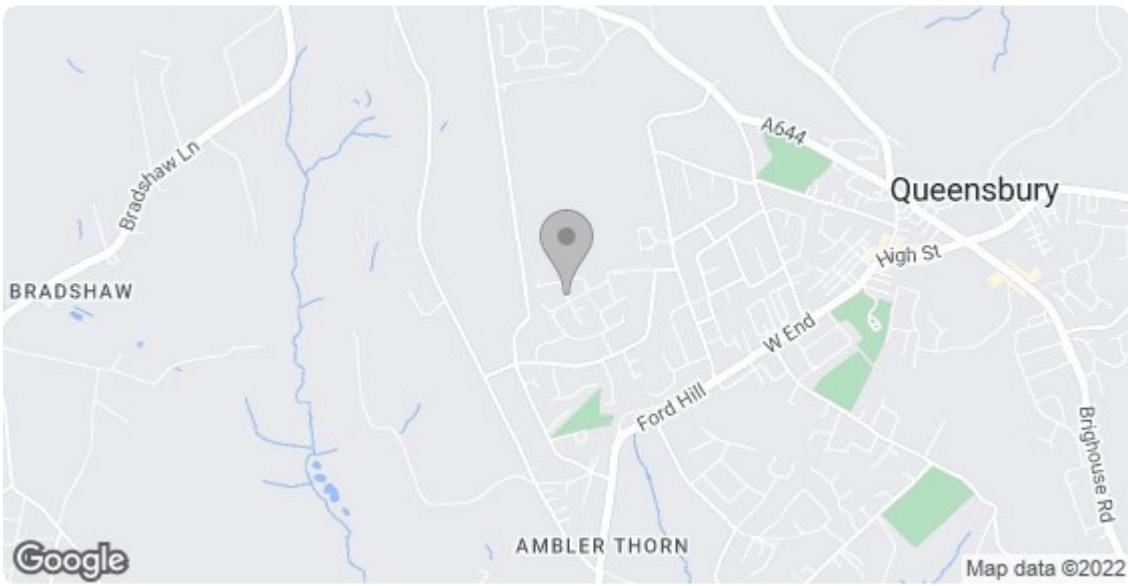
To the outside there is a garden to the front, driveway to the side leading to an integral garage, together with an enclosed lawned and patio garden to the rear.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.4 miles, turn right onto Fleet Ln, after 0.2 miles turn left onto Moor Close Parade, turn left onto Moor Cl Rd, after 0.3 miles turn right onto Stonehouse Dr, turn left onto Bradshaw View, turn right to stay on Bradshaw View 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>		78
(81-91) <b>B</b>		
(69-80) <b>C</b>		59
(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.

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