



Burwood Gate, Queensbury

£450,000

* DETACHED * FOUR BEDROOMS * TWO RECEPTION ROOMS * TWO BATH/SHOWER ROOMS *
* SOUGHT AFTER LOCATION * GARDENS * DRIVE * GARAGE * CLOSE TO AMENITIES *

This exceptional four-bedroom detached home sits proudly within a highly sought-after residential development.

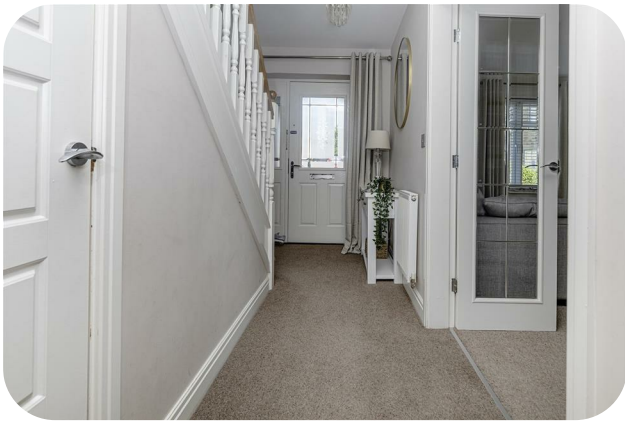
Positioned on a desirable Harron Homes estate, this modern property combines contemporary style with generous living space—perfect for a growing family seeking comfort and convenience.

Beautifully presented throughout, the home features two spacious reception rooms, offering flexible areas for family time, entertaining, or working from home. At its heart is a sleek, modern kitchen-diner, finished to a modern standard and flooded with natural light, creating an inviting space for everyday living.

Upstairs, the master bedroom enjoys its own en-suite shower room, while three additional well-proportioned bedrooms and a stylish family bathroom complete the first floor. Outside, the property benefits from ample off-road parking, leading to a well-maintained rear garden—an ideal setting for children, pets, or outdoor gatherings in the warmer months.

Situated close to a variety of local shops, amenities, and both primary and secondary schools, this home offers an unbeatable location for family life.





Entrance Hall

With understairs storage.

Dining Room

12'2" x 9'1" (3.71m x 2.77m)

With radiator and double glazed window.

Lounge

15'3" x 15'6" (4.65m x 4.72m)

With feature wall panelling, radiator and double glazed window.

Family Living Kitchen

22'8" x 14'6" (6.91m x 4.42m)

Modern kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, breakfast bar, integrated dishwasher, radiator and double glazed window, double glazed French doors to rear garden.

Utility

With plumbing for auto washer, radiator, upvc door to rear.

Cloakroom/WC

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

First Floor Landing

With radiator.

Bedroom One

13'3" x 9'2" (4.04m x 2.79m)

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

Dressing Area

With modern sliding door wardrobes.

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, double glazed window.

Bedroom Three

11'7" x 9'2" (3.53m x 2.79m)

With radiator and double glazed window.





Bedroom Four

8'8" x 9'3" (2.64m x 2.82m)

With radiator and double glazed window.

Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there is a well maintained garden to the front and rear, together with a driveway leading to a double garage.

Directions

From our office on Queensbury High Street head towards Russell St, turn left onto Deanstones Ln, turn right onto Long Ln, right onto Burwood Dr, turn left onto Burwood Gate and the property will be seen displayed via our For Sale board.

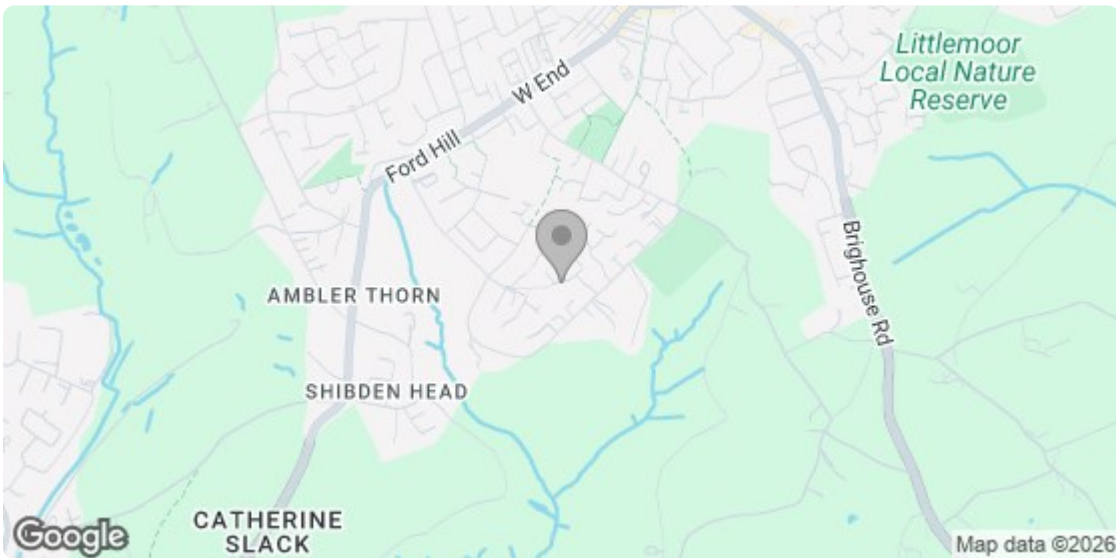
TENURE

FREEHOLD

Council Tax Band

E / Bradford





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	90
(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 (CO ₂) 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



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

