



Cheriton Drive, Queensbury

Offers Over £380,000

*** REDUCED ***REDUCED *** REDUCED ***

* DETACHED * FOUR BEDROOMS * QUIET CUL-DE-SAC * LANDSCAPED GARDEN *
 * CLOSE TO VILLAGE AMENITIES * CONSERVATORY * TWO BATH/SHOWER ROOMS *

Occupying a corner plot on this well established quiet cul-de-sac development is this modern four bedroom detached family home. This development is renowned for its open space, wildlife and greenery. Having a fantastic landscaped garden which would appeal to a range of buyers along with a modern kitchen, bathroom and en-suite shower room, makes this home a real gem of a property.

Benefits from gas central heating, double glazing and alarm system.

Within walking distance of Queensbury Village which boasts amenities, shops and schools close by.

The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, dining room, conservatory and a breakfast kitchen. To the first floor there are four bedrooms (master en suite) and a house bathroom.

To the outside there are lawned and patio garden, well established trees, shrubs and borders. A driveway leads to an attached garage.





Entrance Hall

With Karndean flooring and radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, vanity sink unit, radiator and double glazed window.

Lounge

16'2" x 11'6" (4.93m x 3.51m)

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

Kitchen

13'4" x 10'4" (4.06m x 3.15m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback, range style cooker, integrated dishwasher, extractor hood, radiator, understairs storage.

Dining Room

10'3" x 9'2" (3.12m x 2.79m)

With radiator.

Utility Room

5'6" x 5' (1.68m x 1.52m)

With fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, radiator.

Conservatory

8'8" x 9'2" (2.64m x 2.79m)

With radiator, French doors to rear.

First Floor Landing

With loft access via a pull down ladder.

Bedroom One

17'3" x 10'1" (5.26m x 3.07m)

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

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, vanity sink unit, radiator, double glazed window.

Bedroom Two

8'3" x 12'2" (2.51m x 3.71m)

With radiator and double glazed window.,

Bedroom Three

11'9" x 12'3" (3.58m x 3.73m)

With radiator and double glazed window.





Bedroom Four

7'7" x 9'1" (2.31m x 2.77m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising panelled bath, low suite wc, pedestal wash basin, double glazed window.

Exterior

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

Directions

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

TENURE

FREEHOLD

Council Tax Band

E

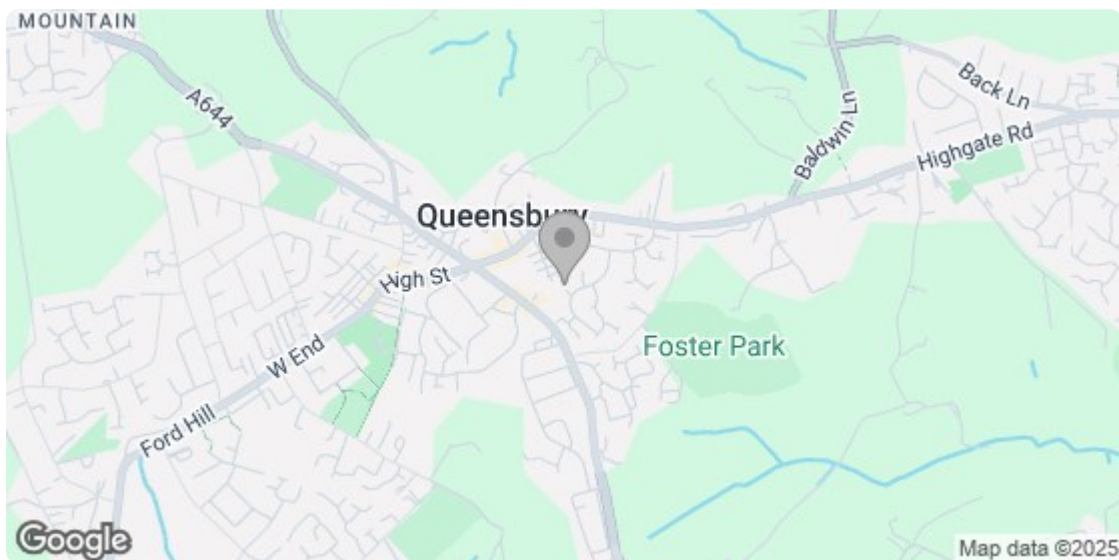


Cheriton Drive, BD13

Approximate Gross Internal Area = 128.5 sq m / 1383 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 141.5 sq m / 1523 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1187235)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating		
	72	81

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

