



Paw Lane, Queensbury **Offers Over £375,000**

* DELIGHTFUL DETACHED * RURAL LOCATION * TWO BEDROOMS * 1/3 ACRE PLOT *
* CONSERVATORY * GARDENS TO THREE SIDES * AMPLE PARKING * STUNNING VIEWS * NO CHAIN *

This delightful stone built two bedroom property provides generous living accommodation and extensive views over The Shibden Valley and beyond.

Having been modernised to a high standard both internally and externally, this attractive detached cottage is located in a delightful rural setting including garden totalling approximately 1/3 of an acre overall.

The accommodation briefly comprises spacious dining kitchen, conservatory, lounge, bedroom, house bathroom and a further first floor bedroom.

To the outside there are generous gardens to three sides with lawn, borders and shrubs. A driveway provides ample off street parking for several cars leading to a single detached garage.





Dining Kitchen

24'10" x 8'10" (7.57m x 2.69m)

Fitted with a range of solid wood fronted wall and base units incorporating granite work surfaces, Belfast style sink unit, range style cooker, integrated washing machine, fridge/freezer, tiled floor, velux window, Karndean floor, underfloor heating.

Conservatory

16'4" x 13'1" (5.0m x 4.0m)

With exposed stonework, modern feature wall radiator, underfloor heating, Karndean flooring, French doors to gardens boasting views over the valley.

Lounge

19'7" x 12'3" (5.97m x 3.73m)

Having a multi fuel fire on a tiled hearth, ceramic imitation pine fireplace surround (fire regulations) spotlighting, two radiators, understairs storage and bi-fold doors.

Bedroom Two

9'6" x 6'10" (2.90m x 2.08m)

With radiator.

Bathroom

Modern three piece suite comprising panelled bath with rain shower and glass screen over, low suite wc, vanity sink unit, heated towel radiator, feature radiator, tiled walls.

First Floor

Bedroom One

14' x 9'8" (4.27m x 2.95m)

With ceiling beams, under eaves storage, radiator and six velux windows.

Exterior

To the outside there are large lawned gardens to the property with fantastic views over Shibden and the valley, a generous patio area and borders and shrubs. There is a garage with remote controlled door, together with a driveway providing ample parking.

Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, continue to follow A647 for 0.3 miles, turn left onto Deanstones Ln, after 0.5 miles take the slight left onto Syke Ln, continue onto Paw Lane and Summerhaze Cottage will shortly be seen displayed via our For Sale board.



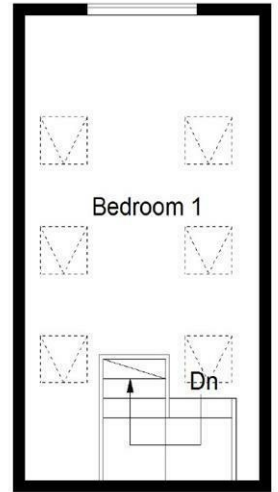


Summerhaze Cottage, BD13

Approximate Gross Internal Area
87.4 sq m / 941 sq ft

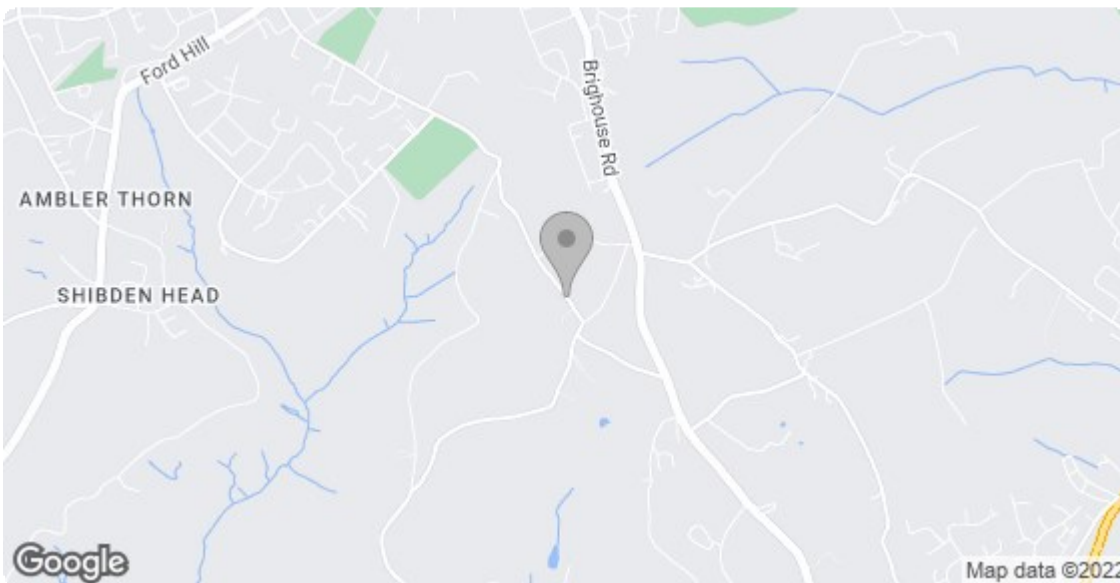


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
FloorplansUsketch.com © 2015 (ID 187813)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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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