



## Bradshaw View, Queensbury

£375,000

\* DETACHED \* FOUR BEDROOMS \* IMMACULATELY PRESENTED \* POPULAR LOCATION \*  
\* EXTENDED \* CLOSE TO AMENITIES & SCHOOLS \*

\* MODERN KITCHEN & BATH/SHOWER ROOMS \* LARGE GARDENS \* DRIVEWAY PARKING \*

Immaculately presented four bedroom detached property situated in this popular residential development.

This family sized home would make an excellent purchase for a young/growing family and has been extended to the rear to provide a stunning sitting room overlooking the large lawned garden.

Within walking distance of amenities, shops, first/secondary schools and rural walks.

The accommodation benefits from a modern fitted kitchen, house bathroom and en-suite shower room, converted garage which now provides a play room.

Briefly comprises entrance hallway, cloakroom/wc, lounge, breakfast kitchen, sitting room, office and play/games room. To the first floor there are four bedrooms (master having en-suite) and a house bathroom.

To the outside there is a large enclosed lawned and patio garden to the rear, together with a block-paved driveway providing off street parking for two/three vehicles.





### Reception Hall

With tiled floor and radiator.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, double glazed window and tiled floor.

### Lounge

15'2" x 11'5" (4.62m x 3.48m)

Having a stove effect living flame gas fire, oak floor, feature radiator.

### Breakfast Kitchen

15'2" x 7'10" (4.62m x 2.39m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, oven, hob and extractor hood, integrated fridge freezer, double glazed window, feature radiator, two double glazed windows and tiled floor.

### Sitting Room

13'2" x 11'9" (4.01m x 3.58m)

With oak flooring, feature radiator, French door to rear.

### Office

10'9" x 8' (3.28m x 2.44m)

With radiator and double glazed window.

### Play Room/Games Room

13" x 8'4" (3.96m x 2.54m)

With radiator, double glazed window and useful storage cupboard with plumbing for auto washer.

### First Floor Landing

#### Bedroom One

13'5" x 11' (4.09m x 3.35m)

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

#### En Suite Shower Room

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

#### Bedroom Two

8' x 13' (2.44m x 3.96m)

With radiator and double glazed window.

#### Bedroom Three

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

With radiator and double glazed window.

#### Bedroom Four

11'2" x 9'1" (3.40m x 2.77m)

With radiator and double glazed window.





### Bathroom

Three piece modern suite comprising P shaped bath, low suite wc, wash basin, radiator, double glazed window, tiled walls and floor.

### Loft

Part boarded. Accessed via a pull down ladder.

### Exterior

To the outside there is a large enclosed lawned and patio garden to the rear, together with a block-paved driveway providing off street parking for two/three vehicles.

### Directions

From our office on Queensbury High Street head west on High St/A647 towards Russell St, turn right onto Oxford Rd, continue onto Moor Cl Ln, turn right onto Moor Cl Rd, left onto Stonehouse Dr, left onto Dunmore Ave, left to stay on Dunmore Ave, left onto Bradshaw View and the property will shortly be seen displayed via our For Sale board.

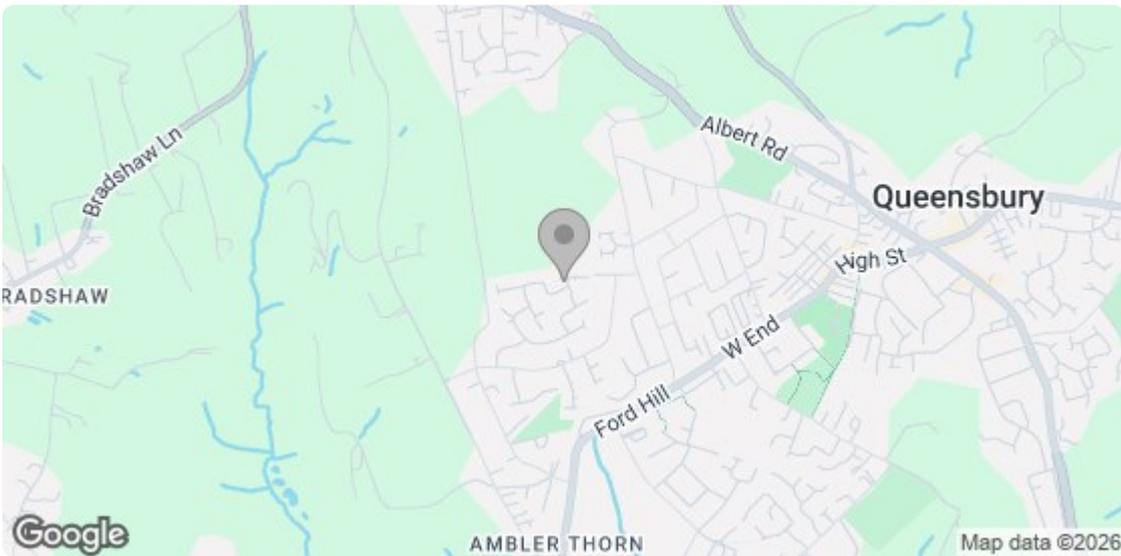
### TENURE

FREEHOLD

### Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		67	
(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 <sub>2</sub> ) 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](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)



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

