



Stonehouse Drive, Queensbury,

£390,000

* DETACHED * FOUR/FIVE BEDROOMS * POPULAR LOCATION * IMMACULATEDLY PRESENTED *
* MODERN KITCHEN * EN-SUITE FACILITIES * GARDENS * DRIVEWAY * INTEGRAL GARAGE *

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

The family sized home would make an excellent purchase for a young/growing family and boasts easy access to amenities, first/secondary schools and rural walks.

The accommodation benefits from a modern fitted kitchen, house bathroom and en-suite shower room, an integral garage and solar panels.

Briefly comprises hallway, cloakroom/wc, lounge, kitchen, utility room, dining room, bedroom five/sitting room, four first floor bedrooms (master having en-suite) and a house bathroom.

Outside a Resin driveway to the front providing off road parking and leading to an integral garage which benefits from remote controlled roller door, power & light. To the rear is enclosed lawn with decking area.



Reception Hall

Solid oak wood flooring and radiator.

Cloaksroom

Comprising low flush wc, pedestal wash basin, heated towel rail and tiled walls.

Potential to convert into ensuite for bedroom five.



Lounge

18'11" x 11'9" (5.77m" x 3.58m")

Comprising coal effect gas fire with marble feature fireplace surround, bay window, radiator with an archway leading to the dining room..

Dining Room

11'9" x 11'1" (3.58m" x 3.38m")

Radiator and french doors leading to rear garden.

Kitchen

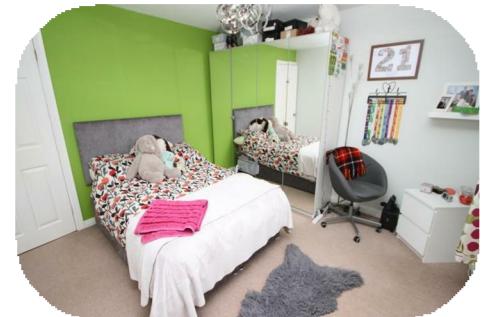
15'1" x 9'5" (4.60m" x 2.87m")

Modern white fitted kitchen having a range of wall and base units incorporating solid oak worktops with breakfast bar, stainless steel sink unit with drainer, cooker point, with extractor, integrated wine cooler, integrated dishwasher, space for a large fridge/freezer, large storage cupboard and radiator.

Utility

7'10" x 6'9" (2.39m" x 2.06m")

Modern fitted wall and base units with solid oak worktops, incorporating stainless steel sink unit with drainer, plumbing for auto washer, and space for drier, wood flooring, radiator, upvc door leading to rear and internal door with access to integral garage.



Bedroom Five / Sitting Room / Office

16'5" x 9'0" (5.00m" x 2.74m")

Radiator.

Potential to convert downstairs wc into an en suite for bedroom five.

First Floor Landing

Access to fully boarded loft via pull down ladder.

Bedroom One

11'10" x 11'10" (3.61m" x 3.61m")

Fitted wardrobes, bay window and radiator.



En Suite

Three piece modern white suite comprising walk in double shower cubicle, low flush wc, pedestal wash basin, tiled walls, under floor heating and heated towel rail.

Bedroom Two

11'11" x 11'10" (3.63m" x 3.61m")

Large storage cupboard and radiator.



Bedroom Three

11'7" x 8'11" (3.53m" x 2.72m")

Radiator.

Bedroom Four

9'7" x 8'10" (2.92m" x 2.69m")

Radiator.

Bathroom

Modern three piece white suite comprising panel bath with shower over and screen, low flush wc, pedestal wash basin, tiled walls and heated towel rail.



Integral Garage

Benefits from remote controlled roller door, power & light and access to boiler.

Exterior

Outside a Resin driveway to the front providing off road parking and leading to an integral garage which benefits from remote controlled roller door, power, light and outside tap. To the rear is an enclosed lawn with decking area. The property further benefits from solar panels and cavity wall insulation.

Council Tax Band

E

Tenure

FREEHOLD.

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	85	(92 plus) A	86
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(11-20) G		(11-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

8 The Green, Idle, Bradford, West Yorkshire, BD10 9PR Tel 01274 619999 email idle@sugdensestates.co.uk
44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensestates.co.uk
13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensestates.co.uk
website www.sugdensestates.co.uk