Sugdens
Sales & Lettings

Shibden Head Lane, Queensbury

£549,950

** STUNNING FAMILY SIZED HOME ** FOUR BEDROOMS ** DETEACHED ** TWO RECEPTION ROOMS ** ** THREE BATH/SHOWER ROOMS ** HIGH SPEC THROUGHOUT ** TWO DOUBLE GARAGES **
**** GARDENS ****

Discover your dream family home in this individually designed four-bedroom detached property, nestled within a gated driveway just off Shibden Head Lane. This exceptional home offers a harmonious blend of contemporary elegance and functionality, perfect for modern family living.

Step inside to find two inviting reception rooms, ideal for entertaining guests or enjoying cosy family evenings. The spacious family living kitchen serves as the heart of the home, featuring high specifications and ample space for dining and relaxation. With three luxurious bath/shower rooms including en-suites - convenience and comfort are paramount.

The property boasts a beautifully landscaped garden, perfect for outdoor gatherings or quiet moments in nature. A driveway and double garage provide ample parking and storage solutions.

Situated within easy reach of first and secondary schools, this location is perfect for families.

This family-sized home combines style, space and convenience, making it a must-see for anyone seeking a perfect blend of luxury and practicality. Don’t miss the opportunity to make this exceptional property your own!

Entrance Hall

Cloakroom/WC
Modern two piece suite comprising low suite wc, wash basin, extractor fan.

Lounge
17'2" x 12'8" (5.23m x 3.86m)
Having a multi fuel effect living flame gas fire in fireplace surround, radiator and double glazed window.

Family Living Kitchen
17'3" x 19'10" (5.26m x 6.05m)
Modern fitted Kitchen Area having a range of wall and base units incorporating sink unit, quartz work tops, integrated fridge/freezer, dishwasher, microwave, plate warmer, separate full size fridge freezer .
Seating Area has a lantern rooflight and French doors to garden, two Neff ovens, 5 ring induction hob.
Integrated Bose speakers & speaker in the office .

Office
11'5" x 7'7" (3.48m x 2.31m)
With radiator and double glazed window.

Utility
modern fitted wall and base units incorporating stainless steel sink unit, plumbing for washing machine & Condenser dryer, Access to the integral garage.

Play Room
18'5" x 8'7" (5.61m x 2.62m)
With radiator and double glazed window.

First Floor Landing

Bedroom One
11'9" x 11'3" (3.58m x 3.43m)
With radiator and double glazed window. Dressing Area / Walk in wardrobe and En-Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising walk-in shower, low suite wc, vanity units , double glazed window , underfloor heating .

Bedroom Four
10'1" x 13'1" (3.07m x 3.99m)
With radiator and double glazed window. En Suite Shower Room;

En Suite Shower Room
Modern three piece suite comprising walk-in shower, low suite wc, pedestal wash basin, radiator.

Bedroom Two
11'6" x 11'6" (3.51m x 3.51m)
With built in wardrobes and drawers, radiator and double glazed window enjoying far-reaching views.

Bedroom Three
11'8" x 11'2" (3.56m x 3.40m)
With built in wardrobe and drawers, radiator and double glazed window.

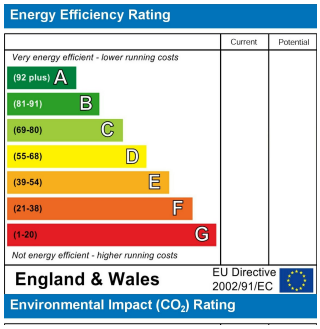
Bathroom
Modern three piece suite with freestanding bath, low suite wc, vanity sink unit, double glazed window and wall-mounted TV. Underfloor heating .

Exterior
To the outside there is a driveway leading to integral garage, a second garage and a well maintained garden to the rear.

Directions
From our office on Queensbury High Street head toward Russell St, continue to follow A647 towards Halifax for 0.9 miles, turn left onto Shibden Head Ln.

TENURE
FREEHOLD

Council Tax Band
D / BRADFORD



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