



## Cross Lane, Queensbury

### Offers Over £300,000

MODERN SEMI DETACHED FOUR DOUBLE BEDROOMS READY TO MOVE INTO KITCHEN & EN-SUITE & BATH/SHOWER ROOMS GARDENS DRIVEWAY

Fantastic opportunity for a growing family to purchase this delightful four-bedroom modern semi-detached home. This deceptively spacious property offers "ready to move into" accommodation and benefits from a 16ft dining kitchen, bath/shower rooms, and well-planned living space throughout.

Ideally located within easy reach of Queensbury's amenities, shops, and a choice of both primary and secondary schools, the accommodation is set over three floors. It briefly comprises: entrance vestibule, cloakroom/WC, modern fitted dining kitchen, lounge, and store room. The first floor features two bedrooms, including a master with en-suite, plus a family bathroom. The second floor offers two further double bedrooms and a shower room.

The property also benefits from TV points fitted throughout the property, along with fibre-optic cable TV and high-speed internet connections.

Externally, there is a driveway providing off-street parking and an enclosed rear garden with electric and water points.





### Entrance Vestibule

With radiator.

### Lounge

15'5" x 12'9" (4.70m x 3.89m)

With radiator and double glazed window.

### Dining Kitchen

16'2" x 14'2" (4.93m x 4.32m)

Modern fitted dining kitchen having a range of wall and base units incorporating stainless steel sink unit, tiled splashback and floor, double oven, hob, extractor hood, plumbing for auto washer, integrated fridge freezer, dishwasher, radiator, French doors to rear, useful storage cupboard.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, vanity sink unit, tiled floor, radiator and double glazed window.

### First Floor

landing - radiator, with storage cupboard.

### Bedroom One

16'2" x 11'4" (4.93m x 3.45m)

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

### En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, heated towel rail, double glazed window.

### Bedroom Two

11'7" x 9'6" (3.53m x 2.90m)

With radiator and double glazed window.

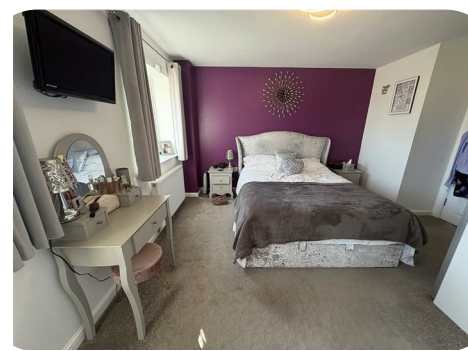
### Bathroom

Three piece suite comprising panelled bath, low suite wc, pedestal wash basin, heated towel rail, double glazed window, tiled floor and walls.

### Second Floor

### Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, heated towel rail and velux window.





### Bedroom Three

12'8" x 11'6" (3.86m x 3.51m)

With radiator and velux window and eaves storage area.

### Bedroom Four

10'9" x 11'9" (3.28m x 3.58m)

With radiator, velux window and eaves storage area.

### Exterior

To the rear there is a low maintenance lawned and patio garden with a driveway providing off street parking for up to three cars.

### Directions

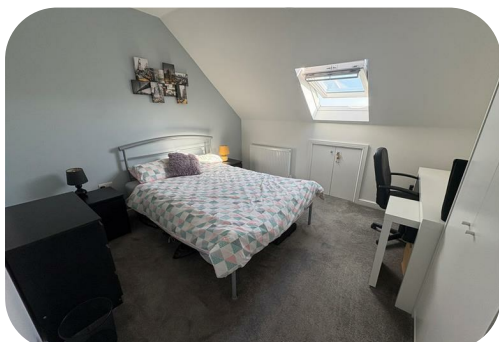
From our office on Queensbury High Street head towards Russell St, continue to follow A647, turn right onto Roper Ln, right onto Cross Ln and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

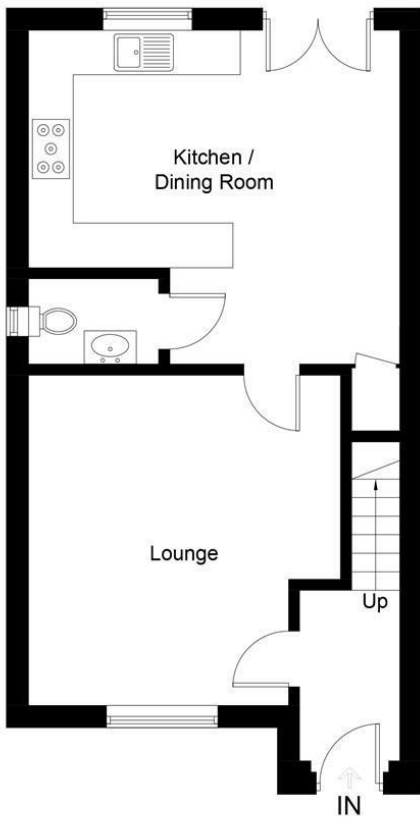
### Council Tax Band

D / Bradford

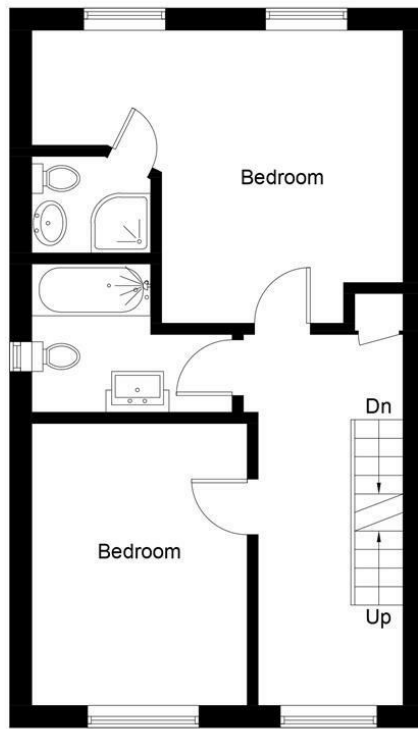


# Cross Lane, BD13

Approximate Gross Internal Area = 131.8 sq m / 1419 sq ft



Ground Floor

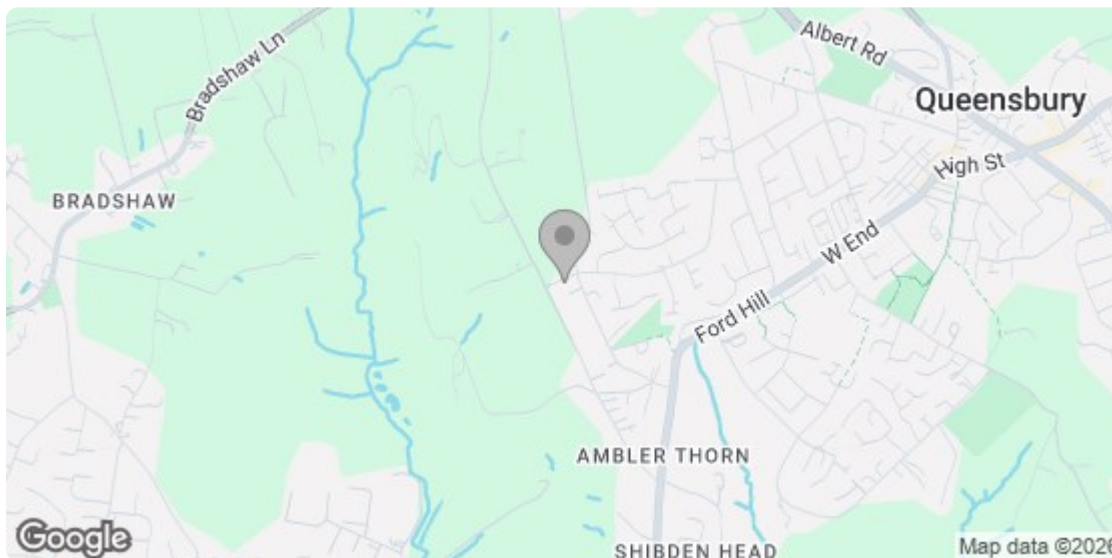


First Floor



Second Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288191)



Energy Efficiency Rating	
Current	Potential
86	94
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> 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.

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