Sugdens
Sales & Lettings



The Pickerings, Queensbury

Reduced £405,000

* DETACHED * FOUR BEDROOMS * QUIET CUL-DE-SAC * TWO RECEPTION ROOMS *
* MODERN KITCHEN * CONSERVATORY * GARDEN * PARKING * DOUBLE GARAGE * * ASK ABOUT PART EXCHANGE*
Superb four bedroom detached family sized property situated on this small and quiet cul-de-sac location.
The well presented home boasts a modern fitted kitchen, two reception rooms, conservatory and a double garage.
Within walking distance of Queensbury village which benefits from amenities, shops and both first and secondary schools.
The accommodation briefly comprises entrance hallway, cloaks/wc, lounge, dining room, conservatory, breakfast kitchen and utility room.
There are four first floor bedrooms (master en suite) and a house bathroom.
To the outside there is a lawned and patio garden to the rear with lawn to the front. A driveway provides ample off street parking leading to a double integral garage.
Ask about Part Exchange!











Hallway
Central heating radiator, useful under stair storage cupboard.

Downstairs W/C
Two piece suite comprising of; low flush W/C and hand wash basin. Double glazed window, central heating radiator and extractor fan.

Lounge
15'9 x 11'2 (4.80m x 3.40m)
Coal effect gas fire with fireplace surround, central heating radiator and double glazed Bay window.

Dining Room
10'5 x 11'3 (3.18m x 3.43m)
Central heating radiator and patio doors leading to conservatory.

Conservatory
14'1 x 20'5 (4.29m x 6.22m)
Central heating radiator and French doors leading to rear garden.

Breakfast Kitchen
13'6 x 10'4 (4.11m x 3.15m)
Modern fitted wall and base units with Quartz worktops and matching breakfast bar. Stainless Steel sink unit, 5 ring gas burner, electric oven and extractor fan. Integrated dishwasher, fridge freezer and microwave. Tiled splashback, central heating radiator and double glazed window.

Utility Room
Plumbing for washing machine, tiled flooring and door leading to integral garage.

First Floor Landing
Double glazed window.

Bedroom One
14'7 x 12 (4.45m x 3.66m)
Built in wardrobes, double glazed window and central heating radiator.

En-Suite
Three piece suite comprising of; low flush WC, hand wash basin and shower cubicle. Central heating radiator and double glazed window.

Bedroom Two
11'3 x 11'9 (3.43m x 3.58m)
Built in wardrobes, double glazed window and central heating radiator.











Bedroom Three
12'6 x 9'9 (3.81m x 2.97m)
Double glazed window and central heating radiator.

Bedroom Four
10'6 x 13'8 (3.20m x 4.17m)
Built in wardrobes, double glazed window and central heating radiator.

Bathroom
Four piece suite comprising of; low flush WC, hand wash basin, bath and bidet. Central heating radiator and double glazed window.

External
Lawn and patio garden with mature shrubs to the rear. To the front is a double driveway leading to the integral garage alongside lawned garden with mature shrubs.

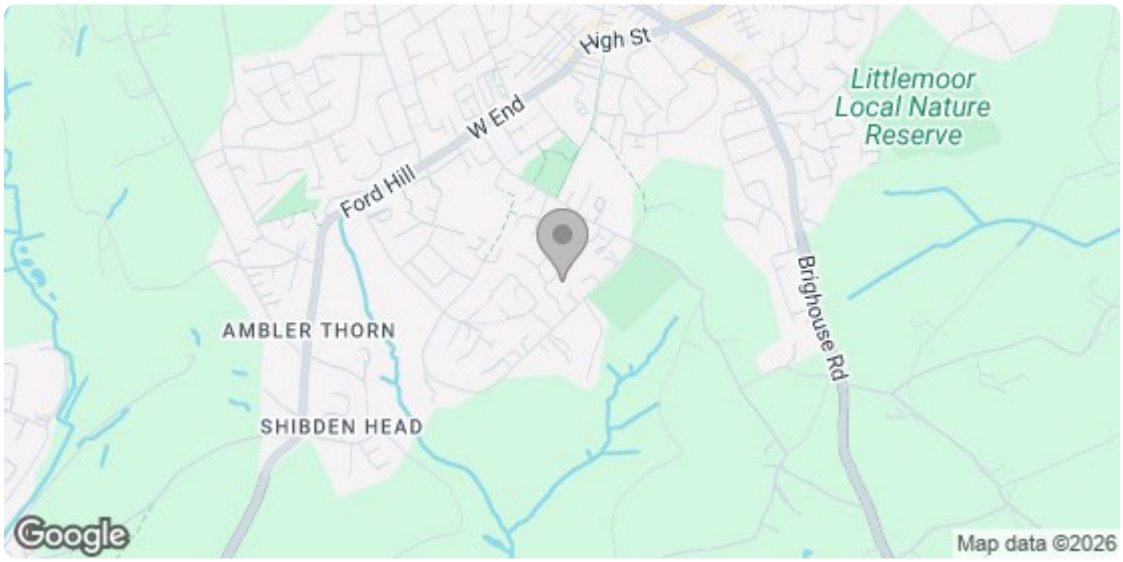
Council Tax
Bradford- Band E.

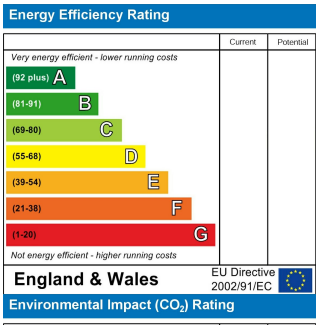












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