



The Pickerings, Queensbury

£450,000

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 four 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 of a hallway, cloaks w/c, 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.





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.

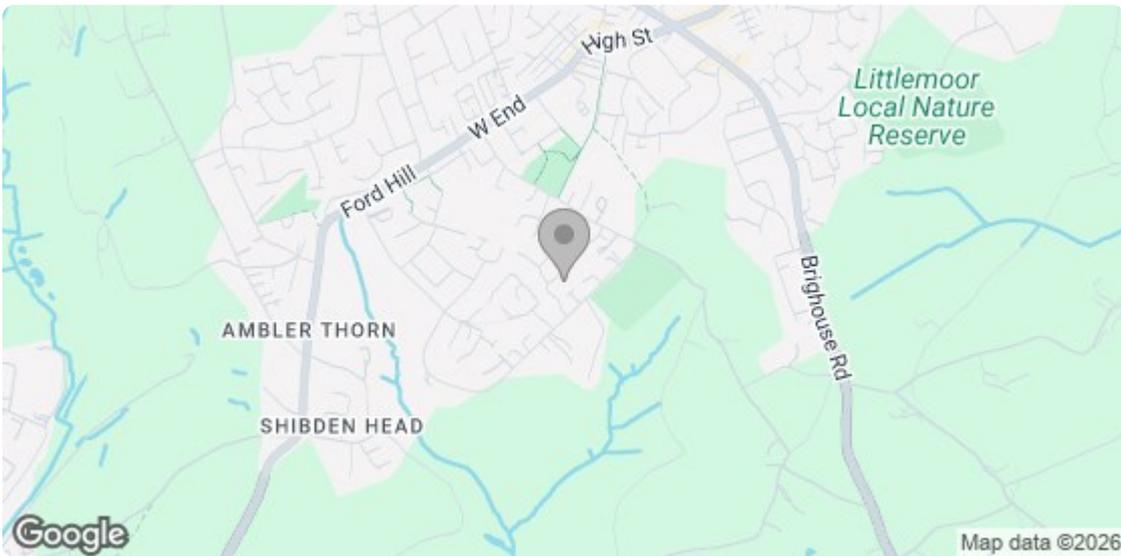
External

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(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 ₂) 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
 44 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PA Tel 01274 888998 email queensbury@sugdensesstates.co.uk
 13 Bradford Road, Cleckheaton, BD19 5AG Tel 01274 905905 email cleckheaton@sugdensesstates.co.uk

website www.sugdensesstates.co.uk



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

