



## New Houses, Back Lyon Street, Queensbury

£625,000

\* JANUARY SALE \* JANUARY SALE \* JANUARY SALE \* \* DETACHED \* CONVERTED FARMHOUSE \* FIVE BEDROOMS \*  
3/4 ACRE LAND \* PARKING \*

\* CLOSE TO AMENITIES \* TWO BATH/SHOWER ROOMS \* OUTBUILDINGS \* GARDENS \*

Set on approximately 3/4 acre plot overall, is this five bedroom detached converted farmhouse.

Offering a mixture of old and new, the property would make an ideal purchase for anybody looking for a home tucked away yet within easy reach of amenities, shops & local schools.

Benefits from having impressive room proportions which would be ideal for everyday family living and entertaining.

Boasting multi fuel fires, two bath/shower rooms, superb lawned and patio gardens and ample off-street parking.

There are also a number of outbuildings which have potential to convert (subject to planning).





### Entrance Porch

With solid wood flooring.

### Cloakroom/WC

Modern two piece suite comprising low suite wc, wash basin, oak flooring.

### Family Living Kitchen

25'9" x 17'9" (7.85m x 5.41m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, granite work surfaces, breakfast bar, integrated fridge/freezer, wine cooler, oven, hob and extractor hood, oak flooring, double glazed window and radiator.

### Sitting Area

Having a multi fuel fire set in chimney breast, wood flooring, radiator, double glazed window, bi-fold doors to rear.

### Lounge

14'1" x 11'6" (4.29m x 3.51m)

Having a multi fuel fire set in chimney breast, window seat, ceiling beams, radiator and double glazed window.

### Utility

12'3" x 5' (3.73m x 1.52m)

With modern fitted wall and base units incorporating stainless steel sink unit, tiled splashback, plumbing for auto washer, oak flooring, radiator and double glazed window.

### Bedroom Five

9'4" x 9'9" (2.84m x 2.97m)

With radiator, double glazed window, sliding door wardrobes.

### Cellar

Useful storage.

### First Floor

With double glazed window.

### Bedroom One

14'5" x 14'2" (4.39m x 4.32m)

With modern fitted wardrobes and drawers, vanity unit, radiator and double glazed window. En Suite Shower Room;

### En Suite Shower Room

Three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

### Bedroom Two

11'7" x 12'9" (3.53m x 3.89m)

With modern sliding door wardrobes.





### Bedroom Three

10'9" x 12'1" (3.28m x 3.68m)

With sliding door wardrobes, radiator and two double glazed windows.

### Bedroom Four

11'3" x 7'9" (3.43m x 2.36m)

With radiator and double glazed window.

### Bathroom

Modern four piece suite comprising shower cubicle, panelled bath, low suite wc, twin vanity sink unit, radiator and double glazed window.

### Exterior

Well maintained lawned and paved garden with borders and shrubs. Gated driveway providing ample off-road parking. There are a number of outbuildings offering potential for a variety of uses (subject to any relevant planning consent).

### Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Lyon St, turn left onto Back Lyon St.

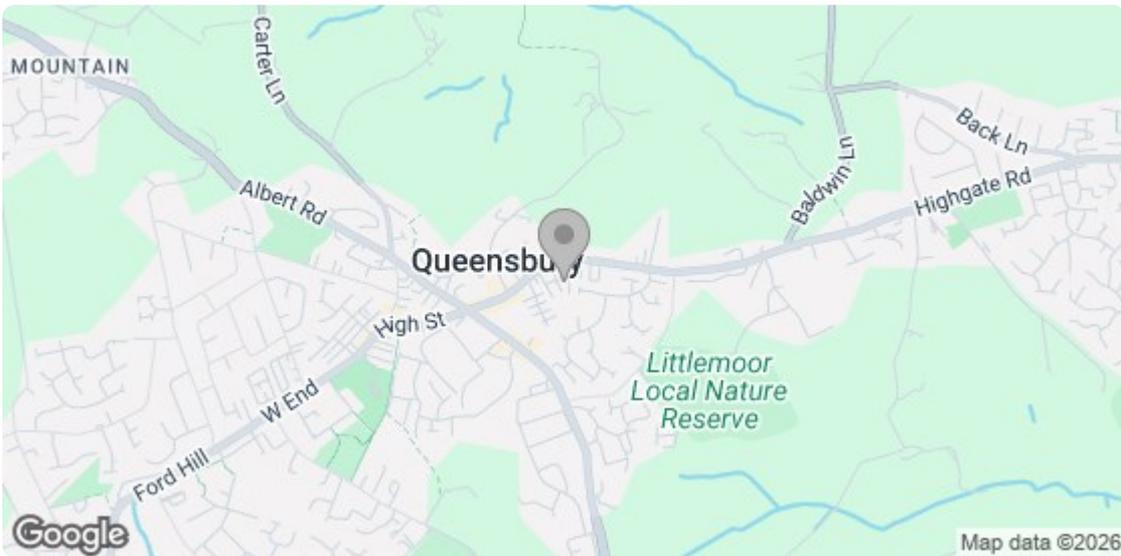


# New Houses, BD13

Approximate Gross Internal Area = 192.6 sq m / 2073 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1242551)



Energy Efficiency Rating		
	Current	Potential
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		
	79	82
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

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