



Old School, Catherine Slack, Queensbury,

£220,000

- * SCHOOL CONVERSION * TWO BEDROOMS * DECEPTIVELY SPACIOUS * CHARACTERFUL *
- * ORIGINAL FEATURES * CLOAKROOM & UTILITY FACILITIES * SET BACK ELEVATION *
- * STUNNING VIEWS OVER SHIBDEN VALLEY * GARDEN * AMPLE PARKING *

A superb opportunity has arisen to purchase this deceptively spacious and beautifully modernised two-bedroom home, forming part of an attractive converted school house. Thoughtfully updated throughout, the property now features a contemporary kitchen, stylish décor, and a cosy wood-burning stove, all while retaining its charming original character including stained glass windows and exposed ceiling beams.

The well-presented accommodation comprises an inviting hallway, cloaks/WC, modern dining kitchen, 18ft lounge with stove, and a useful utility room. To the first floor are two generously sized bedrooms and a house bathroom.

Externally, the property enjoys an enclosed rear garden with decking and artificial lawn, along with a further decked area to the front. A shared driveway provides valuable off-street parking.

Viewing is essential to fully appreciate the quality and space on offer.



Entrance Hall

With radiator and wall panelling.

Utility

Cloakroom/WC

Modern two piece suite comprising low suite wc, oversized vanity sink, radiator.

Dining Kitchen

10' x 11'11" (3.05m x 3.63m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, oven, hob and extractor hood, integral washing machine and feature radiator.

Lounge

18'1" x 18'5" (5.51m x 5.61m)

Multi fuel fire set in chimney breast with feature fireplace surround, ceiling beams, original floor boards, storage cupboard and upvc door to garden.

First Floor Landing

Stained glass window and useful storage cupboard.

Bedroom Two

10'10" x 11'3" (3.30m x 3.43m)

With radiator and velux window.

Bedroom One

11'1" x 10'1" (3.38m x 3.07m)

With radiator, velux window, stained glass window.

Bathroom

Modern three piece suite comprising panelled bath with shower over & screen, low suite wc, pedestal wash basin, part tiled walls.

Exterior

To the outside there is an enclosed garden with artificial lawn, decked area and shared driveway providing off-road parking.

Tenure

FREEHOLD

Council Tax Band

C



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.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(91-94) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(13-38) F			(13-38) F		
(1-12) G			(1-12) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
81			49		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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