



Black Dyke View, Queensbury

£299,995

* MODERN SEMI DETACHED * THREE BEDROOMS * OVER THREE FLOORS * IMMACULATE *
* TWO RECEPTION ROOMS * TWO BATH/SOWER ROOMS * LANDSCAPED GARDEN *
* DRIVEWAY * GARAGE * VIEWS *

Immaculately presented three bedroom semi detached property with accommodation laid out over three floors.

The property would make an ideal purchase for a young/growing family and is ideally located on the outskirts of Queensbury Village.

Benefits from a spacious family living kitchen, two bath/shower rooms, garden and ample off street parking.

The accommodation briefly comprises of a reception hallway, cloaks/wc and lounge, to the lower ground floor there is a family living/dining/kitchen and cloakroom/wc. To the first floor there are three bedrooms (master bedroom having en suite shower room) and a house bathroom.

To the outside there is a landscaped garden to the rear with views overlooking the golf course, together with a block paved driveway leading to a single garage.

Viewing is essential to appreciate this lovely family home.





Ground Floor Reception Hall

With radiator and access to integral garage.

Cloakroom/WC

With low suite wc, hand basin, radiator.

Lounge

17' x 13' (5.18m x 3.96m)

With radiator.

Lower Ground Floor Hallway

Useful understairs storage (with power).

Dining/Sitting Room

17'3" x 13'1" (5.26m x 3.99m)

With laminated wood floor, two radiators, upvc sliding patio doors to rear garden.

Kitchen

9'11" x 9'7" (3.02m x 2.92m)

Modern fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, gas hob, double oven, fridge, freezer and dishwasher.

Cloakroom/WC

With low suite wc, hand basin, radiator.

First Floor Landing

With radiator and store cupboard.

Bedroom One

13'9" x 13'1" (4.19m x 3.99m)

With radiator. En-Suite Shower Room;

En Suite Shower Room

Three piece modern white shower room, heated towel rail.

Bedroom Two

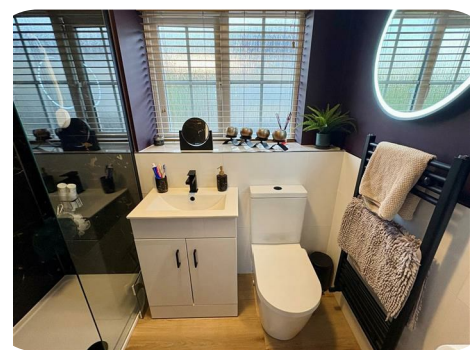
9'3" x 11'8" (2.82m x 3.56m)

With radiator.

Bedroom Three

7'7" x 13'1" (2.31m x 3.99m)

With radiator.





Bathroom

Three piece modern white suite, heated towel rail, part tiled walls.

Loft

Part boarded. Accessed via a pull down ladder.

Exterior

To the outside there is a landscaped garden to the rear with patio and decking enjoying views across the golf course, power (in 2 separate locations), lighting and an external tap. To the side of the property there is gated access down to the rear garden from the driveway and a further patio area.

There is also ample driveway parking (potentially 4 vehicles plus) leading to an integral garage (access inside property at ground floor level) with water, power and light.

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighthouse Rd/A644, left onto Harrowins Farm Dr, right onto Black Dyke View and the property will be seen displayed via our For Sale board.

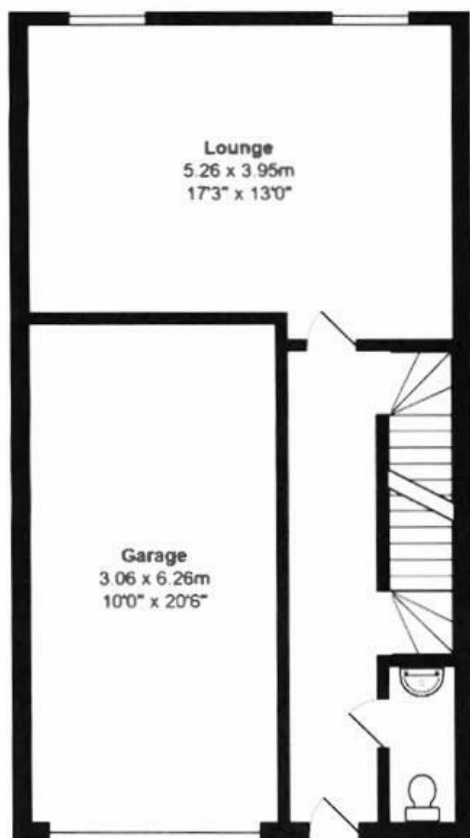
TENURE

FREEHOLD

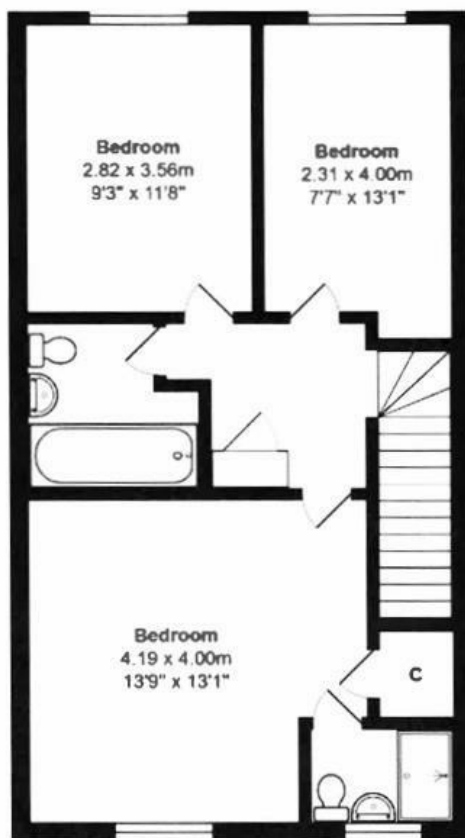
Council Tax Band

D / Bradford

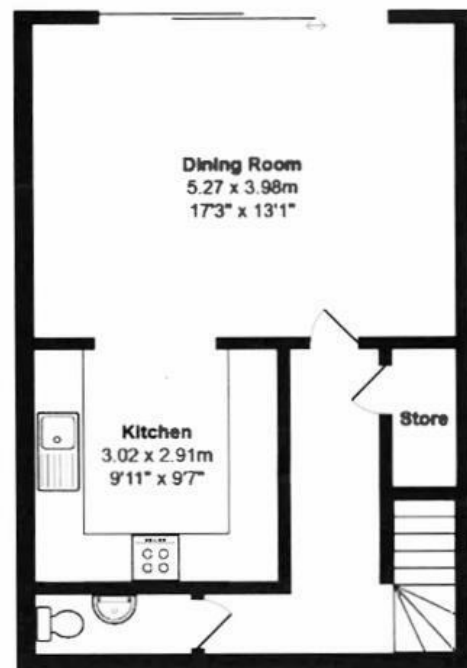




Ground Floor



First Floor



Lower Ground Floor

Total Area: 128.0 m² ... 1378 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	83	
(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