



Black Myres Close, Queensbury

£260,000

* MODERN SEMI DETACHED * OVER THREE FLOORS * FOUR BEDROOMS * TWO BATH/SHOWER ROOMS *

* IMMACULATELY PRESENTED * GARDENS * DRIVE * PART CONVERTED GARAGE *

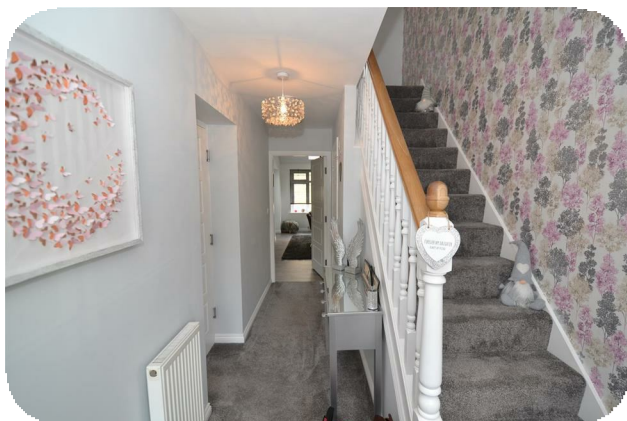
Fantastic opportunity for a growing family to purchase this larger than average four bedroom semi-detached house with accommodation over three floors.

The immaculately presented property was built approx. 5 years ago by the reputable builder Harron Homes. Ideally located on this small residential cul-de-sac location the property would make a fantastic purchase for a young/growing family.

The modern accommodation briefly comprises hallway, open plan living/dining kitchen and cloakroom. To the first floor there is a lounge and master bedroom with en suite shower room and dressing area, together with three further second floor bedrooms and a four piece house bathroom.

To the outside there are gardens and a driveway leading to an integral garage (currently split as storage space).





Entrance

Cloakroom/WC

Modern two piece suite comprising low suite wc, pedestal wash basin, tiled splashback, extractor fan, radiator.

Dining Kitchen

17'4" x 16'6" (5.28m x 5.03m)

Modern high gloss fitted kitchen having a range of wall and base units incorporating stainless steel sink unit, complementary work surfaces, oven, hob, extractor hood, plumbing for auto washer, radiator and spotlighting. The Dining Area had velux window, radiator and French doors to rear garden.

First Floor

With radiator.

Lounge

16'6" x 10' (5.03m x 3.05m)

With radiator and French doors to Juliet style balcony.

Bedroom One

10'3" x 8'11" (3.12m x 2.72m)

With radiator. En-Suite Dressing Area with modern sliding door wardrobes and En-Suite shower room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator, part tiled walls and extractor fan.

Second Floor

With radiator and velux window.

Bedroom Four

10'1" x 6'7" (3.07m x 2.01m)

With radiator.

Bedroom Two

9'6" x 8'11" (2.90m x 2.72m)

With radiator.

Bedroom Three

10'11" x 8'10" (3.33m x 2.69m)





Bathroom

Modern four piece suite comprising panelled bath, shower cubicle, low suite wc, pedestal wash basin, part tiled walls, radiator and extractor fan.

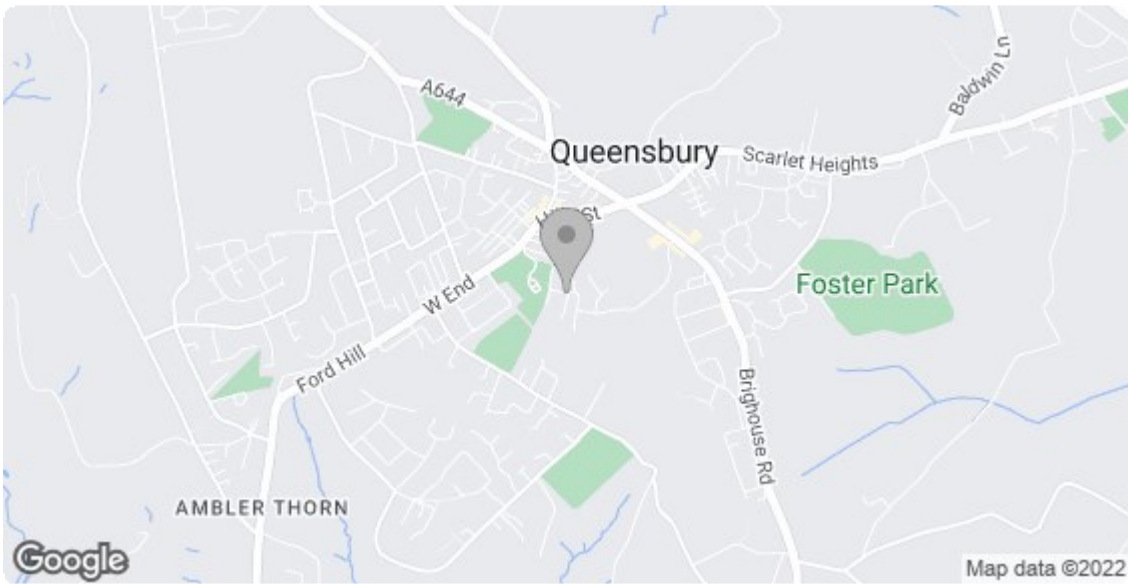
Exterior

To the outside there are gardens and a driveway leading to an integral garage (currently split as storage space).

Directions

From our office on Queensbury High Street head east on High St/A647 towards Gothic St, turn right onto Brighthouse Rd/A644, turn right onto Old Mill Dam Ln, after 0.3 miles turn left onto Black Myres Close and the property will shortly be seen displayed via our For Sale board.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(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		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. We are covered and members of The Property Ombudsman.

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