

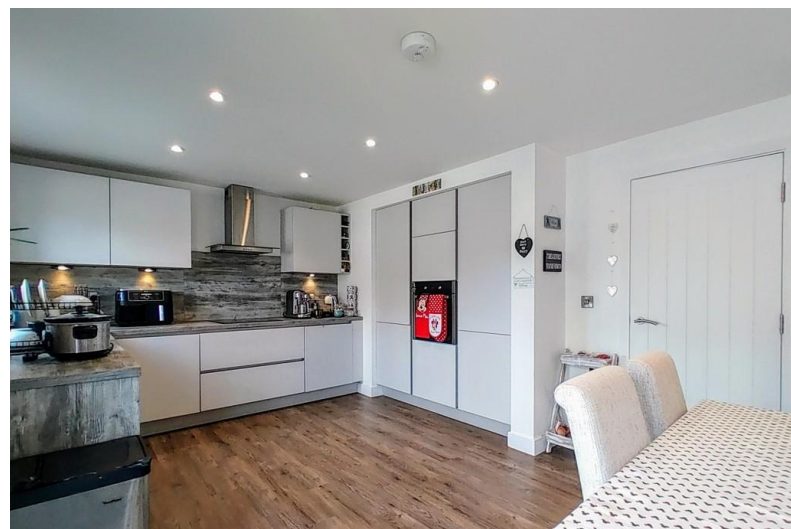
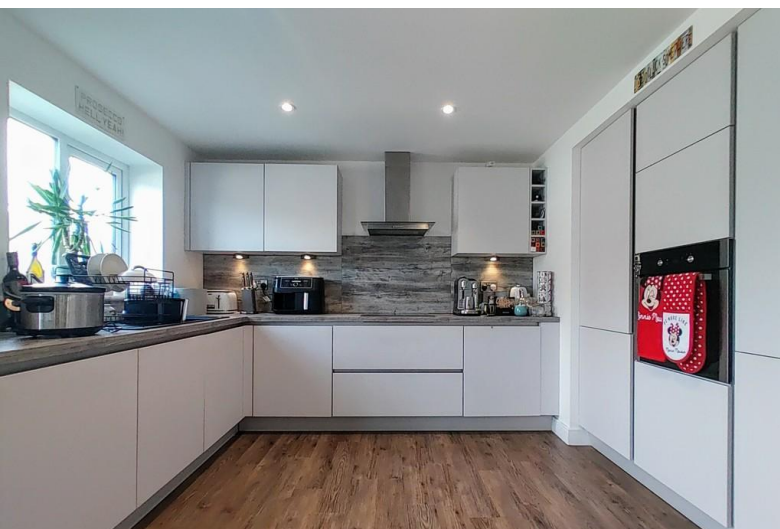


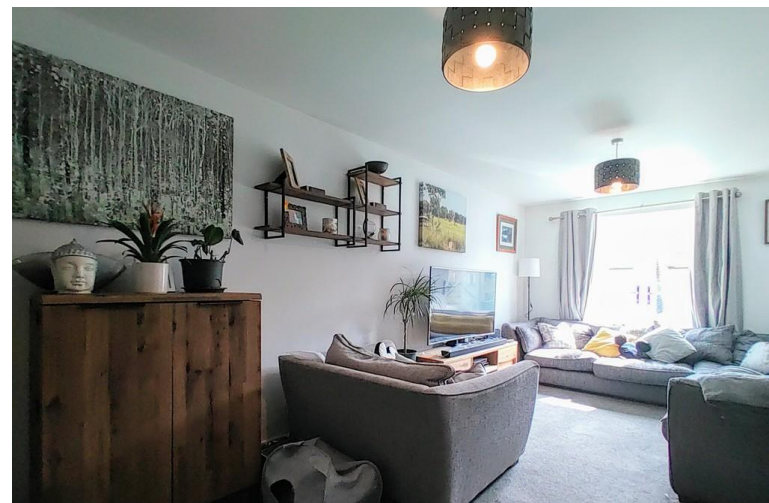
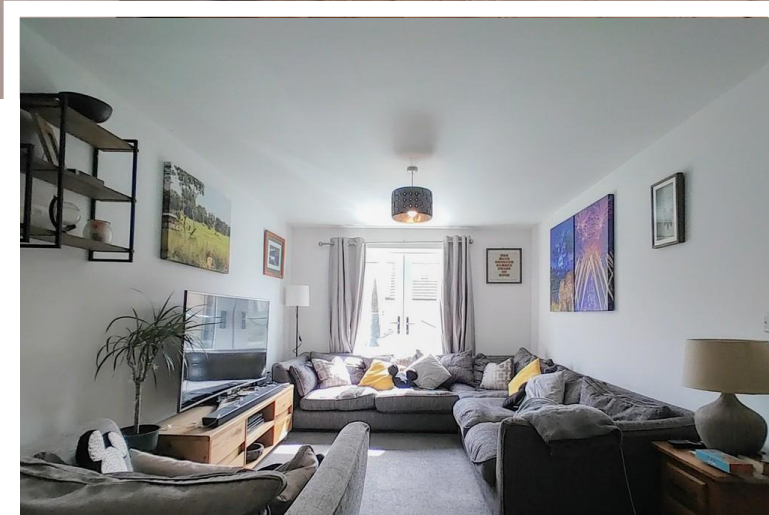
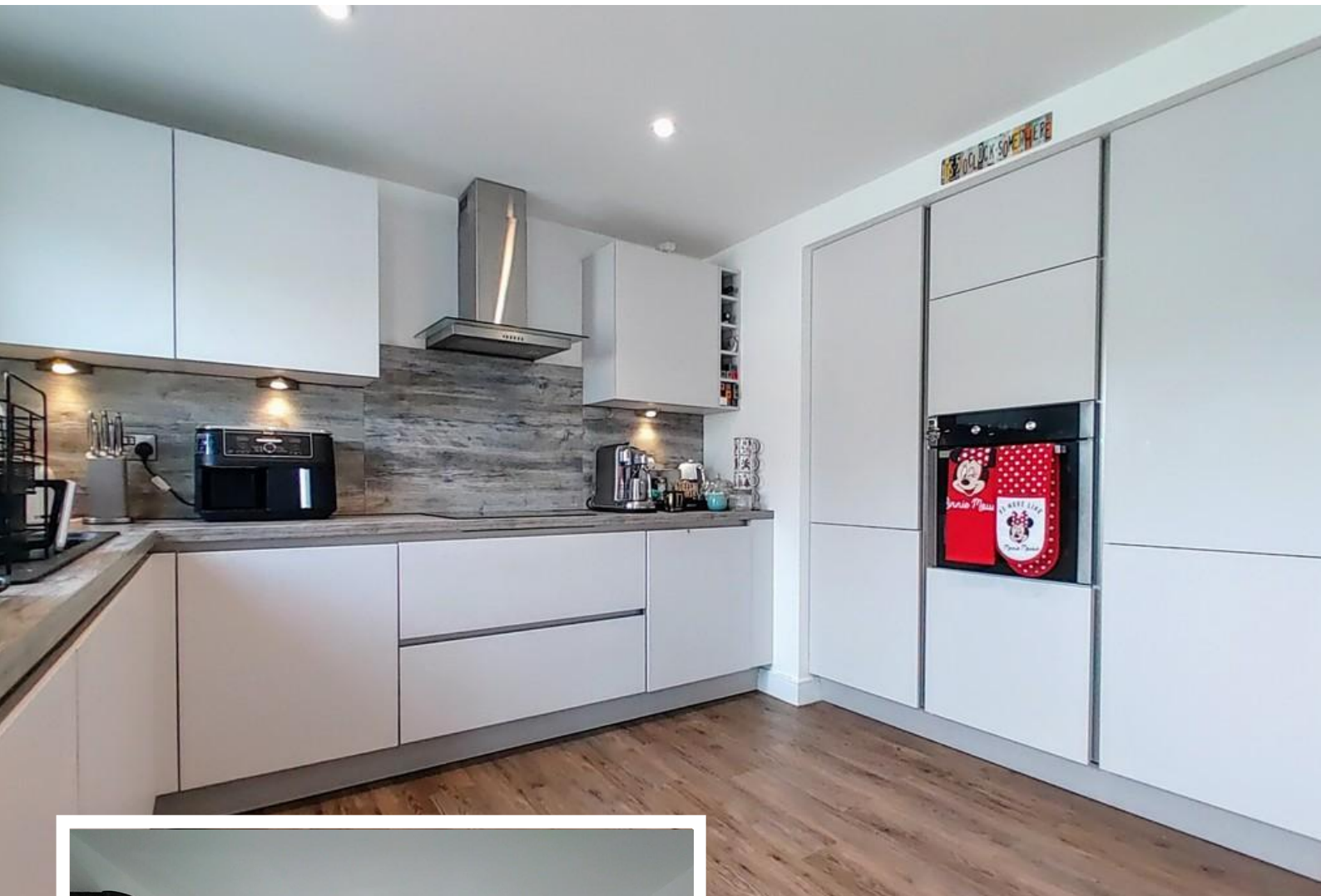
## 8 Shibden Heights View

- FOUR BEDROOM TOWNHOUSE
- SOUGHT-AFTER LOCATION
- QUALITY FIXTURES & FITTINGS
- WELL PRESENTED

**£290,000**

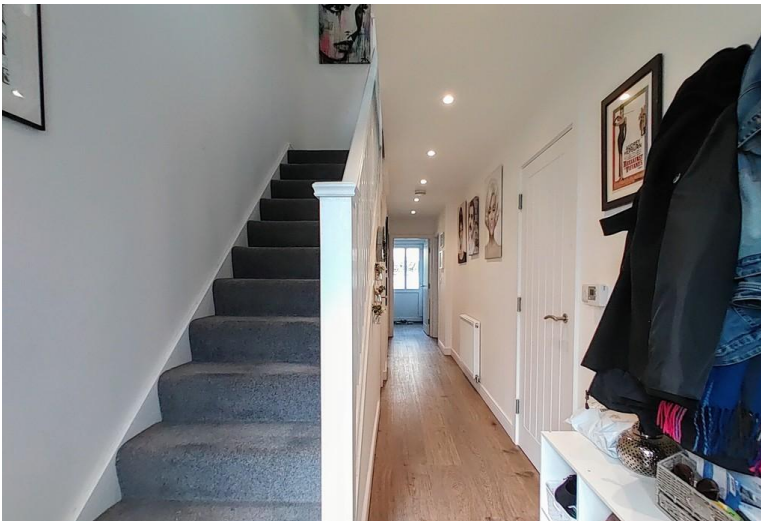
EPC Rating '85'





## Property Description

**\*\* SPACIOUS FOUR BEDROOM TOWNHOUSE \*\* SET OVER THREE FLOORS \*\* THREE BATHROOMS \*\* INTEGRAL GARAGE \*\*** This executive townhouse in Queensbury was built in 2018 and is located on a small development off Long Lane. Offering deceptively spacious accommodation and is finished to a high standard. Enjoying a 25' hallway, 20' lounge with juliet balcony, superb kitchen-diner, large integral garage, multiple bathrooms and a flexible layout with space for homeworking. Briefly comprising of: Ground Floor - Integral garage, fourth bedroom, wet room, utility room and a WC. First Floor - Lounge, kitchen & WC. Second Floor - Three bedrooms, ensuite & a family bathroom. Driveway to the front and a garden to the rear. Located a few minutes drive from the amenities in Queensbury village and close to open countryside.



## GROUND FLOOR

### ENTRANCE HALL

25' 8" x 6' 3" (7.82m x 1.91m) A spacious hallway with stairs off to the first floor and an open spindle balustrade. Laminate flooring, central heating radiator and doors off to a ground floor bedroom, wet room, WC, utility room and the integral garage.

### BEDROOM FOUR

12' 1" x 10' 4" (3.68m x 3.15m) French doors to the rear garden and a central heating radiator. Currently being used as a home office.



### UTILITY ROOM

6' 4" x 8' 1" (1.93m x 2.46m) Fitted base and wall units, laminated working surfaces and a stainless steel sink and drainer. Plumbing for a washing machine, space for a tumble dryer and an exterior door & window to the rear elevation. Central heating radiator.

### WET ROOM

Aqua-board panelled walls, tiled floor and a rainfall mains powered shower.

### WC

Push-button WC with integrated handwash basin and an extractor.



### INTEGRAL GARAGE

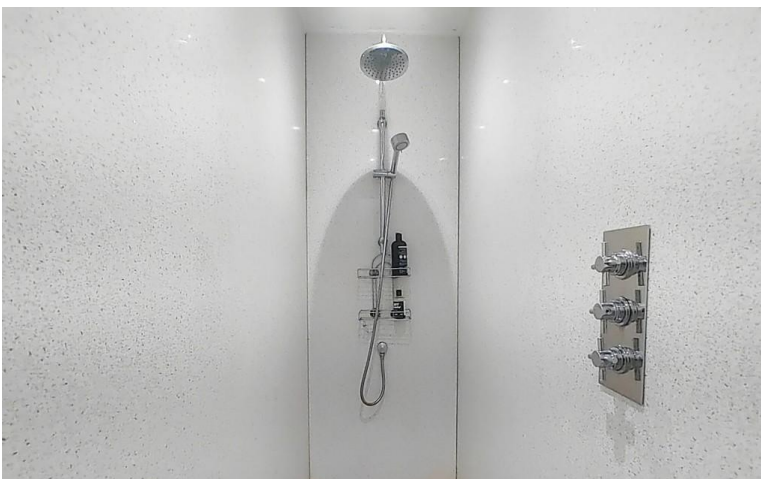
20' 1" x 9' 6" (6.12m x 2.9m) Electric remote control door, central heating radiator, vinyl flooring and plaster-boarded walls.

## FIRST FLOOR

Landing area with open spindle balustrade, window to the front elevation and doors off to the lounge, dining-kitchen and WC.

### LOUNGE

20' 10" x 10' 2" (6.35m x 3.1m) French windows and a juliet balcony to the front elevation and a central heating radiator.



### KITCHEN/DINER

17' 0" x 11' 3" (5.18m x 3.43m) A superb fitted kitchen with modern base and wall units, and integrated appliances including a fridge-freezer, dishwasher, washing machine, electric oven, halogen hob and an extractor. Black composite sink and drainer, French doors with a juliet balcony and a window to the rear elevation. Designated dining space, LVT flooring and a central heating radiator.

### WC

Push-button WC, wall mounted washbasin, chrome heated towel rail and an extractor.



## SECOND FLOOR

Landing area with a large boiler cupboard providing further storage, and access to the loft space.

## BEDROOM ONE

13' 5" x 12' 10" (4.09m x 3.91m) Window to the front elevation, central heating radiator and a door to the ensuite.

## ENSUITE

Walk-in shower enclosure with a mains powered rainfall shower and glass door. WC and washbasin set in a fitted unit with storage below, a chrome heated towel rail and a window to the front elevation.



## BEDROOM TWO

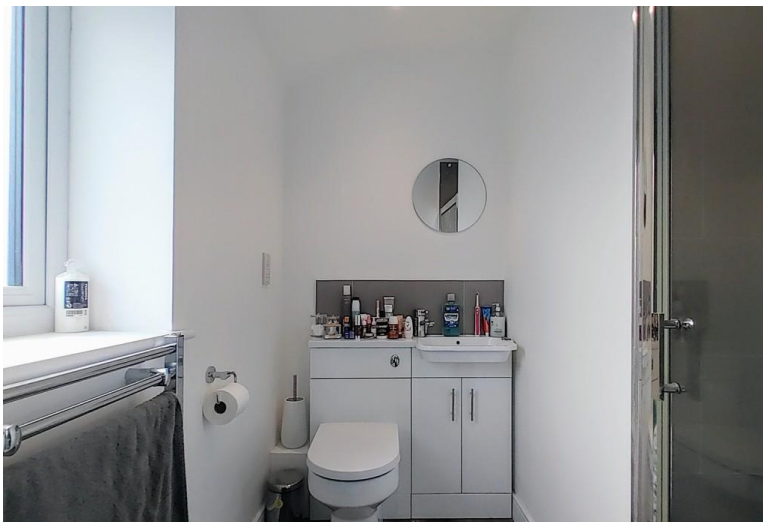
13' 3" x 10' 1" (4.04m x 3.07m) Window to the rear elevation and a central heating radiator.

## BEDROOM THREE

11' 2" x 7' 6" (3.4m x 2.29m) Currently used as a dressing room. Window to the rear elevation and a central heating radiator.

## BATHROOM

'P' shaped bath with glass screen and a mains powered shower over, wide washbasin set in a vanity unit with storage below and a push-button WC. Chrome heated towel rail and an extractor.



## EXTERNAL

To the front of the property are two off-road parking spaces on a block-paved driveway. To the rear is an enclosed garden with a stone paved patio and a fenced boundary.

## PURCHASE DETAILS:

*Please note that the services & appliances have not been tested & the property is sold on that basis.*



Once you are interested in purchasing this property, ideally call in person or telephone this office to discuss your offer, we would suggest that this is done before contacting a bank, building society or solicitor as any delay could result in the property being sold to someone else and any survey and legal fees being unnecessarily incurred.

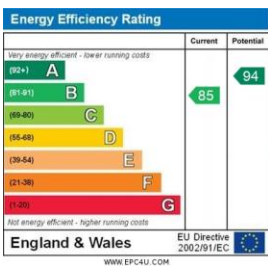


**VALUATION:** If you are thinking of selling your home, why not contact one of our offices now for a FREE VALUATION strictly without any obligation. Contact us on Bradford (01274) 880019.

**MORTGAGES:** A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.



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