



Grouse Moor Lane, Queensbury

£285,000

**** FAMILY SIZED DETACHED ** FOUR DOUBLE BEDROOMS ** HIGH SPECIFICATION ** WELL PRESENTED ****

DETACHED GARAGE WITH OFFICE OVER ** LANDSCAPED GARDEN **

Situated in this sought after CUL-DE-SAC LOCATION is this DECEPTIVELY SPACIOUS family sized four double bedroom detached property. Offering "ready to move into" accommodation and boasting a DETACHED GARAGE WITH AN OFFICE to the first floor, gas central heating, double glazing and ALARM SYSTEM.

The property would make an excellent purchase for a Young/Growing Family. Modern fitted kitchen, house bathroom and en suite. The accommodation briefly comprises of a hallway, cloaks w/c, dining room, CONSERVATORY, lounge, dining kitchen, playroom/utility room. To the first floor there are four bedrooms MASTER ENSUITE and a modern shower room. To the outside there landscaped gardens to the rear which are well stocked with borders and hedges and a driveway leading to a detached garage which boasts an office or additional bedroom above.





Situated in this sought after cul-de-sac location is this deceptively spacious family sized four double bedroom detached property. Offering "ready to move into" accommodation and boasting a detached garage with an office or additional bedroom to the first floor, gas central heating, double glazing and alarm system. The property would make make an excellent purchase for a Young/Growing Family. Modern fitted kitchen, house bathroom and en suite. The accommodation briefly comprises of a hallway, cloaks w/c, dining room, conservatory, lounge, dining kitchen, playroom/utility room. To the first floor there are four bedrooms (master having en suite bathroom) and a modern shower room.

Hallway

With gas central heating radiator.

Cloakrooms

With two piece suite comprising: Low flush wc, pedestal basin, gas central heating radiator.

Dining room

9'10" x 8'11" (3.00m x 2.72m)

With gas central heating radiator and double glazed window.

Conservatory

18'5" x 8'6" (5.61m x 2.59m)

With two gas central heating radiators and french doors leading to the rear garden.

Lounge

15'8" x 13' (4.78m x 3.96m)

With electric marble effect fireplace, gas central heating radiator and patio door.

Dining Kitchen

16'4" x 16' (4.98m x 4.88m)

Modern fitted wall and base units, Quartz worktops and sink unit, tiled splash back, breakfast bar, integrated dishwasher, fridge freezer, coffee machine, microwave, wine cooler, double oven, hob and extractor hood, instant hot water tap, gas central heating radiator, two double glazed windows.

Playroom / Utility

16'1" x 8'1" (4.90m x 2.46m)

With fitted tall cupboard, plumbing for automatic washing machine, double glazed window.

First floor landing

Bedroom one

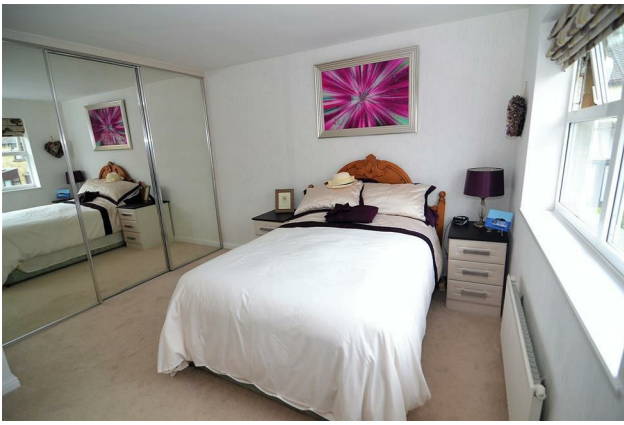
11'13" x 10'8" (3.35m x 3.25m)

Fitted wardrobe, gas central heating radiator and two double glazed windows.

Ensuite Bathroom

Modern three piece suite comprising: panelled bath with overhead mixer shower, sink unit, low flush wc, tiled walls and floor, towel radiator and double glazed window.





Bedroom Two

11'6" x 11'9" (3.51m x 3.58m)

With fitted sliding wardrobe, gas central heating radiator and double glazed window.

Bedroom Three

10'5"max x 9'4" max (3.18mmax x 2.84m max)

With fitted wardrobe

Bedroom Four

10'8" x 8'6" (3.25m x 2.59m)

With gas central heating radiator and double glazed window.

Shower room

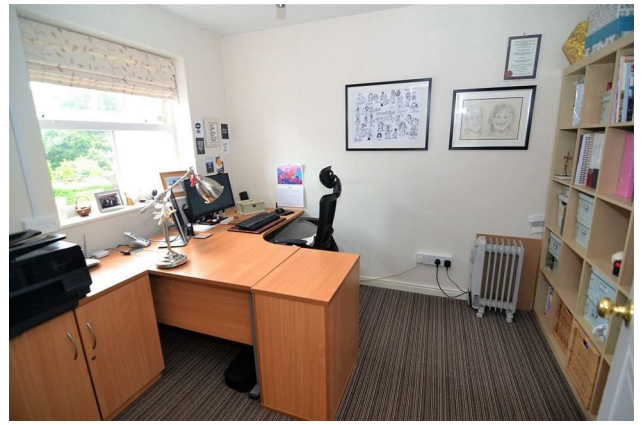
Modern walk in shower, low flush wc, pedestal basin, tiled walls and floor, towel radiator and double glazed window.

Exterior

Landscaped rear garden with a lawn and decking area. CCTV covering the drive. Ample parking for up to six cars. Driveway, garage: 21'3" x 12'7" with electric remote roller door. Office/additional bedroom upstairs with three velux window and electric heaters.

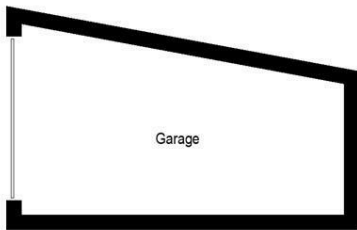
Directions

From our Queensbury office proceed to the main traffic light at Sandbeds, turn left onto Brighouse and Denholme Gate Road after approximately half a mile turn left onto Mill Lane then first left onto Micklemoss Drive, turn right onto Grouse Moor Lane where the property will be found.

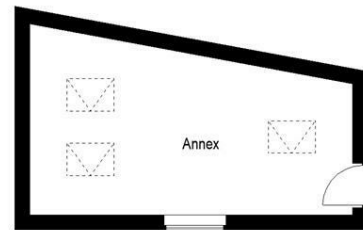


Grouse Moor Lane, BD13

Approximate Gross Internal Area = 153.6 sq m / 1653 sq ft
Garage / Annex = 42.4 sq m / 456 sq ft
Total = 196 sq m / 2109 sq ft



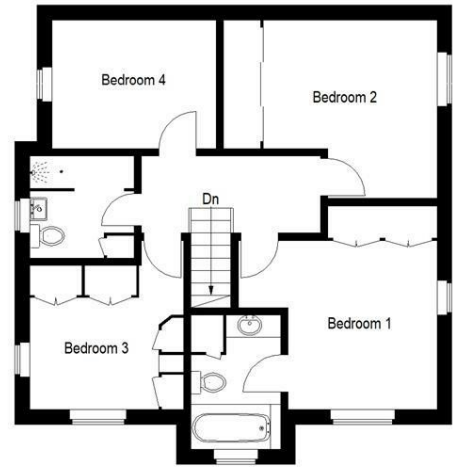
Ground Floor



First Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(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		76
(69-80) C	64	
(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		

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