



Grouse Moor Lane, Queensbury

£380,000

* DETACHED * FOUR BEDROOMS * SMALL CUL-DE-SAC * SPACIOUS * TWO BATH/SHOWER ROOMS *
* FAMILY LIVING KITCHEN * TWO FURTHER RECEPTION ROOMS * GARDENS *
* DOUBLE DRIVEWAY PARKING * DOUBLE GARAGE *

Occupying an attractive position within a small cul-de-sac, this superbly presented four-bedroom detached residence offers spacious and versatile accommodation, ideal for the growing family.

The property boasts an outstanding open-plan family living kitchen, creating the heart of the home, together with a delightful sun room overlooking the rear garden.

Complementing this impressive living space are two further reception rooms, providing excellent flexibility for modern family life.

The accommodation is further enhanced by two bathrooms, with the master bedroom benefiting from its own dressing room.

Conveniently situated within easy reach of local amenities, well-regarded primary/ secondary schools and picturesque rural walks, the property combines practical family living set in a desirable location.

Externally, there are enclosed lawned and patio gardens to the rear, providing excellent outdoor space for entertaining and relaxation. A double-width driveway leads to a detached double garage, offering ample off-road parking and storage.





Entrance Hall

With understairs cupboard, radiator.

Cloakroom/WC

Two piece suite comprising low suite wc, pedestal wash basin, radiator and double glazed window.

Sitting Room

10' x 9'7" (3.05m x 2.92m)

With radiator and double glazed window.

Utility

With modern base units, radiator and plumbing for auto washer.

Family Living Kitchen

15'9" x 17'3" (4.80m x 5.26m)

Modern fitted kitchen having a range of wall and base units incorporating sink unit, quartz work surfaces, range style cooker, breakfast bar, dishwasher, wine cooler, extractor hood, radiator and double glazed window.

Sun Room

10'9" x 10'1" (3.28m x 3.07m)

With radiator and double glazed window.

Lounge

21'9" x 10'1" (6.63m x 3.07m)

With radiator, double glazed bay window, French doors.

First Floor

Bedroom One

10'8" x 11'6" (3.25m x 3.51m)

With radiator, double glazed bay window. Dressing Area with radiator. En-Suite Shower Room;

En Suite Shower Room

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

Bedroom Two

8'6" x 7'1" (2.59m x 2.16m)

With radiator and double glazed window.

Bedroom Four

7'7" x 9'2" (2.31m x 2.79m)

With radiator and double glazed window.





Bedroom Three

11'3" x 9'1" (3.43m x 2.77m)

With radiator and double glazed window.

Bathroom

Modern three piece suite comprising freestanding bath, low suite wc, pedestal wash basin, radiator and double glazed window.

Exterior

To the outside there are enclosed lawned and patio gardens to the rear, together with driveway leading to a double garage.

Directions

From our office on Queensbury High Street head toward Russell St, right onto Chapel St, left onto Albert Rd/Small Page, left onto Mill Ln, left onto Micklemoss Dr, right onto Grouse Moor Ln.

TENURE

FREEHOLD

Council Tax Band

E / Bradford



Grouse Moor Lane, BD13

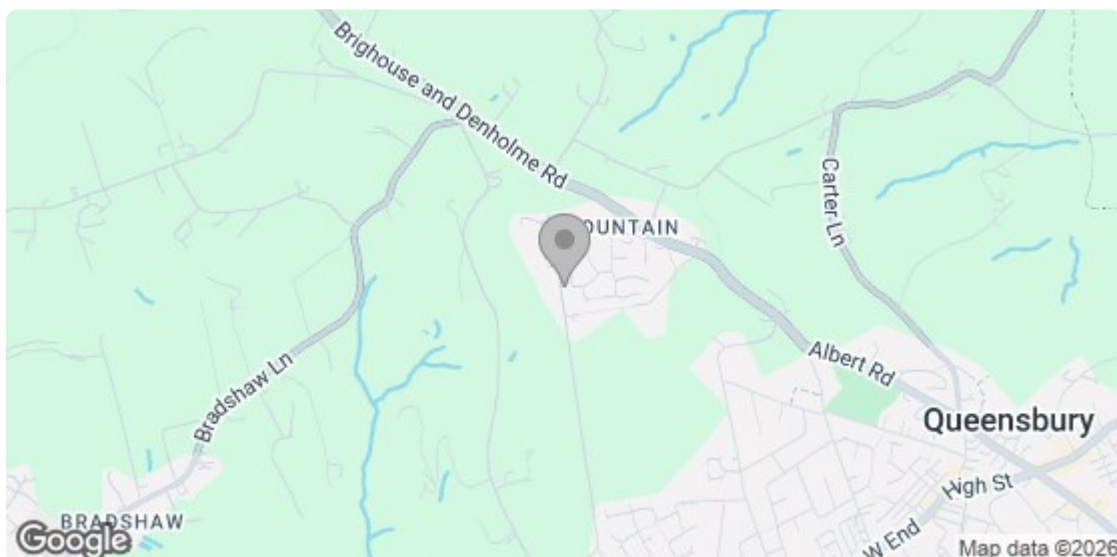
Approximate Gross Internal Area = 146.0 sq m / 1571 sq ft

Double Garage = 26.8 sq m / 288 sq ft

Total = 172.8 sq m / 1859 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1334371)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 (CO₂) Rating		
	74	77

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