



## **Cheriton Drive, Queensbury**

**£325,000**

\* DETACHED \* THREE BEDROOMS \* TWO RECEPTION ROOMS \* FAMILY SIZED \*  
\* TWO BATH/SHOWER ROOMS \* CONSERVATORY \* GARDENS \* PARKING \*  
\* CONVERTED GARAGE/OFFICE \* PRICED TO SELL \*

Occupying a popular corner plot position close to Queensbury village, is this delightful three bedroom detached house.

Benefits from gas central heating, upvc tripple glazing and alarm system.

The 'ready to move into' accommodation briefly comprises reception hall, lounge, dining room, conservatory, fitted kitchen, utility, cloakroom/wc, three first floor bedrooms - master bedroom having en-suite wet room, plus a modern house bathroom.

To the outside there are gardens, block paved drive and converted garage/office and storage.

Early viewing is highly recommended.





### Reception Hall

### Cloakroom/WC

With low suite wc, wash basin, heated towel rail.

### Lounge

15'7" x 11'3" (4.75m x 3.43m)

With a coal effect gas fire in feature fireplace surround, bay window, radiator, French doors to Dining Room.

### Dining Room

10'5" x 8'7" (3.18m x 2.62m)

With radiator and patio doors to Conservatory.

### Conservatory

9'9" x 10' (2.97m x 3.05m)

With upvc French doors to rear garden.

### Kitchen

12'6" x 8'6" (3.81m x 2.59m)

Fitted kitchen having a range of cream wall and base units incorporating laminated sink unit, five ring Rangemaster cooker, integrated fridge, dishwasher, part tiled walls and store cupboard.

### Utility

8'7" x 5'2" (2.62m x 1.57m)

With wall and base units incorporating stainless steel sink unit, plumbing for auto washer, radiator. Access to Office/Garage Conversion.

### Office / Converted Garage

8'9" x 8' (2.67m x 2.44m)

Half the garage is now for storage with electric up and over door.

### First Floor Landing

### Bathroom

With air bath, wash basin, low suite wc, tiled walls and floor, heated towel rail, airing cupboard.

### Bedroom One

11'4" x 13'5" (3.45m x 4.09m)

With fitted wardrobes, drawers and dresser, radiator. En-Suite Wet Room;

### En Suite Wet Room

Comprising shower area, wash basin, low suite wc, tiled walls and floor.

### Bedroom Two

9' x 11'5" (2.74m x 3.48m)

With fitted wardrobes and radiator.





### Bedroom Three

8'8" x 6'10" (2.64m x 2.08m)

With radiator.

### Loft

Boarded. Accessed via a pull down ladder.

### Exterior

To the outside there is a double block paved driveway and lawned garden to the front, together with a larger enclosed rear garden with patio and pond. Also benefits from an EV charge point.

### Directions

From our office on Queensbury High Street head toward Gothic St, continue to follow A647, turn right onto Naseby Rise, left onto Cheriton Dr and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

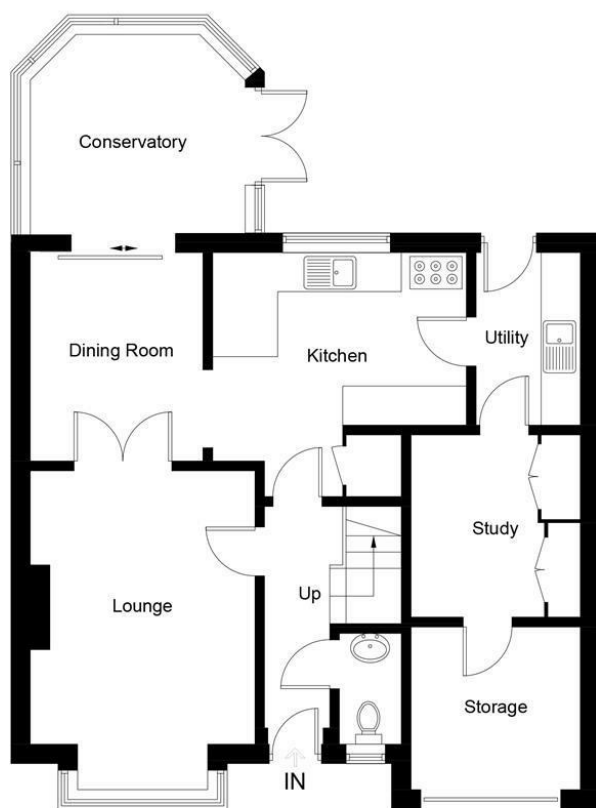
### Council Tax Band

D / Bradford

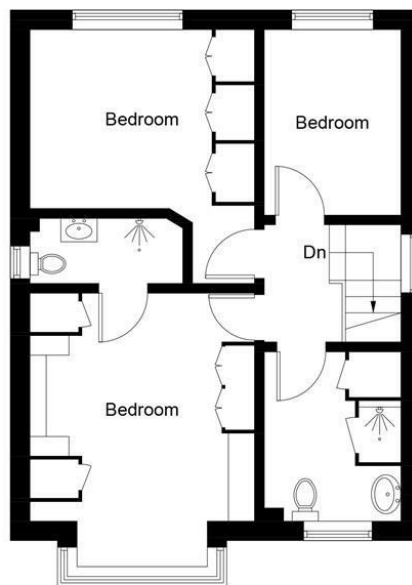


# Cheriton Drive, BD13

Approximate Gross Internal Area = 122.5 sq m / 1318 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1325483)



| Energy Efficiency Rating                            |         |           |
|-----------------------------------------------------|---------|-----------|
|                                                     | Current | Potential |
| Very energy efficient - lower running costs         |         |           |
| (92 plus) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                    |         |           |
| (69-80) <b>C</b>                                    |         |           |
| (55-68) <b>D</b>                                    |         |           |
| (39-54) <b>E</b>                                    |         |           |
| (21-38) <b>F</b>                                    |         |           |
| (1-20) <b>G</b>                                     |         |           |
| Not energy efficient - higher running costs         |         |           |
| <b>England &amp; Wales</b> EU Directive 2002/91/EC  |         |           |
| <b>Environmental Impact (CO<sub>2</sub>) Rating</b> |         |           |
|                                                     | 71      | 75        |

**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.

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