



1 Black Myres Close, Queensbury, Bradford, BD13 2FQ

**** LOVELY POSITION **** Situated in this modern Queensbury Gardens development, this four bedroom detached residence offers exceptional family sized accommodation for the prospective purchaser. Being well maintained by the current owners to illustrate modern and contemporary living, this property boasts a generous kitchen diner with double French doors leading out to the well maintained garden, cumulatively creating a wonderful hub of the home. Featuring an en-suite shower room to the master bedroom and ground floor WC, this home has been built with a detached garage. Being ideally located for a range of local amenities and being well appointed for access to Halifax and Bradford centres, this property requires an early internal inspection to be appreciated!

£335,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

1 Black Myres Close, Queensbury, Bradford, BD13 2FQ

ENTRANCE HALL

Storage cupboard and stairs leading to first floor

W.C

Sink and W.C. Laminate flooring

LOUNGE 10'11" x 15'10" (3.33m x 4.83m)

A good size reception room

KITCHEN DINER 19'5" x 10'10" (5.92m x 3.3m)

Having a selection of high gloss wall and base units with wood effect worktops. Tiled splashback and 1/2 stainless steel sink. Integral appliances to include dish washer, oven, four ring gas hob and extractor hood. Plumbing for washer and French doors leading to the rear. Karndean flooring through to open plan dining area

LANDING

Access to the loft and cupboard housing water cylinder

MASTER BEDROOM 11'6" x 9'9" (3.5m x 2.97m)

Access to en-suite

EN-SUITE SHOWER ROOM

Three piece suite. Oversize shower cubicle, sink and W.C. Tiled splash back and floor

BEDROOM TWO 9'9" x 11'2" (2.97m x 3.4m)

Fitted wardrobe

BEDROOM THREE 9'6" x 6'9" (2.9m x 2.06m)

Currently utilised as a dressing room with wall to wall wardrobes

BEDROOM FOUR 9'6" x 6'8" (2.9m x 2.03m)

Currently used as a home office

BATHROOM

Three piece suite with panelled bath, sink and W.C. Tiled splashback and inset ceiling spot lights

GARAGE

A single detached garage with up and over door and electric

OUTSIDE

The front garden is mainly laid to lawn with a block paved driveway leading to the garage. To the rear there is a well maintained lawn with decking and paved area. Outside tap and gate leading to the drive

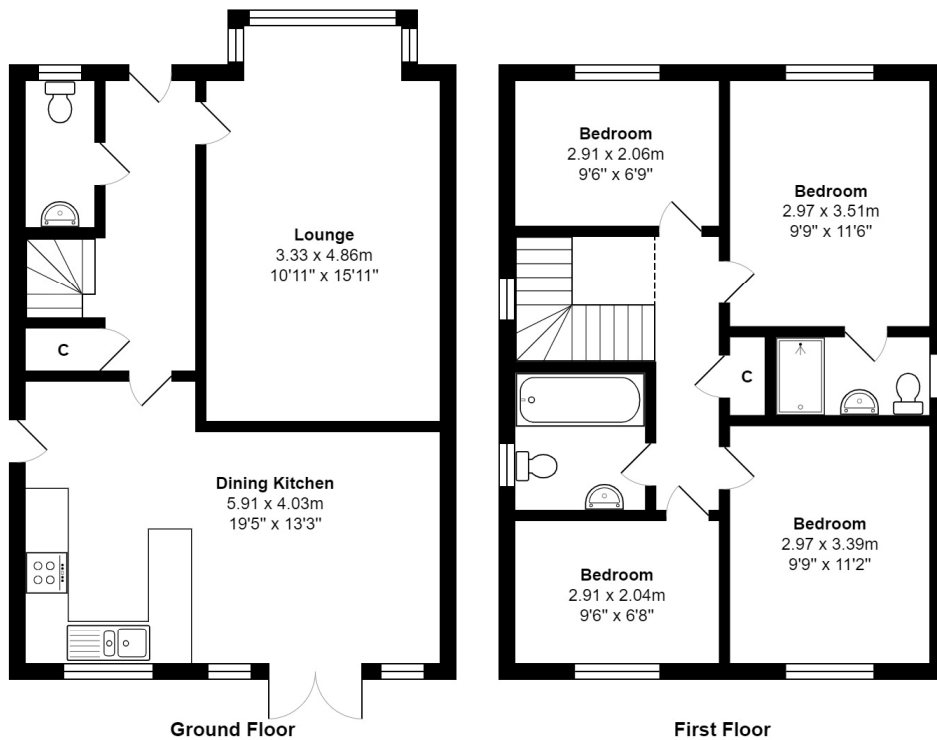
FURTHER INFORMATION

Council Tax - Band D

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 100.2 m² ... 1079 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
 Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark nea | propertymark