



## 43 Stonehouse Drive, Queensbury, Bradford, BD13 2FB

£285,000

- RECENTLY REFURBISHED
- NEW KITCHEN
- THREE DOUBLE BEDROOMS
- NO ONWARD CHAIN
- MODERN FINISH THROUGHOUT
- NEW BATHROOM
- SUBSTANTIAL REAR GARDEN
- INTEGRAL GARAGE



# 43 Stonehouse Drive, Bradford BD13 2FB

**\*\*\*RECENTLY REFURBISHED\*\*\*** Brought to the market with NO ONWARD CHAIN is this RECENTLY REFURBISHED THREE DOUBLE BEDROOM modern family home, ideally situated on a QUIET CUL-DE-SAC and sat on a GENEROUS PLOT providing OFF-STREET PARKING and GARDENS TO FRONT AND REAR. The property has been updated throughout and has a CONTEMPORARY FINISH THROUGHOUT including NEW KITCHEN, NEW BATHROOM, NEW FLOORING AND RE-DECORATION. **\*\*\*EARLY INTERNAL INSPECTIONS ARE HEAVILY RECOMMENDED\*\*\***



Council Tax Band: D



## Property Description

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## Ground Floor

### Entrance Hall

Leading from a door to the front of the property with a downstairs w/c and access to the lounge.

### Lounge

16'03 x 10'09

A light and airy living room with a double glazed window to front, open access to the stairs to the first floor, a gas fire with marble fireplace surround and mantle over, gas central heating radiator and double doors to the dining room.

### Dining Room

9'06 x 8'11

A second reception room to the rear of the ground floor, previously used as a dining room comprising gas central heating radiator, patio doors to the rear garden and access to the kitchen.

### Kitchen

17'00 x 10'02

A newly fitted modern kitchen with a mixture of wall and base units with gloss effect doors and hard wood surfaces over, space and plumbing for dishwasher and fridge freezer, an integral electric fan oven with gas hob and extractor fan over, a stainless steel sink and drainer with double glazed window over, gas central heating radiator, under stair storage cupboard, and door to side.

## Integral Garage

17'04 x 8'04

With access from the kitchen as well as the up and over door to front comprising power, lighting and plumbing for utilities such as washing machine and tumble dryer.

## First Floor

### Landing

Light and airy with double glazed window to sound, gas central heating radiator and built in airing cupboard.

### Bedroom One

14'09 x 11'09

A main double bedroom to the rear elevation comprising a double glazed window overlooking the rear garden, gas central heating radiator and en-suite shower room.

### En-Suite

A fully tiled en-suite shower room with a shower cubicle, wash hand basin, W/C, heated towel rail and frosted double glazed window to rear.

### Bedroom Two

11'05 x 10'03

A second double bedroom with double glazed window to front and gas central heating.

### Bedroom Three

9'11 x 9'01

A third double bedroom with gas central heating and double glazed window to front.

## Bathroom

A newly fitted bathroom with a three piece suite consisting of a bath with handheld shower head, a vanity unit with wash hand basin and W/C, gas central heating and double glazed window to side.

## External

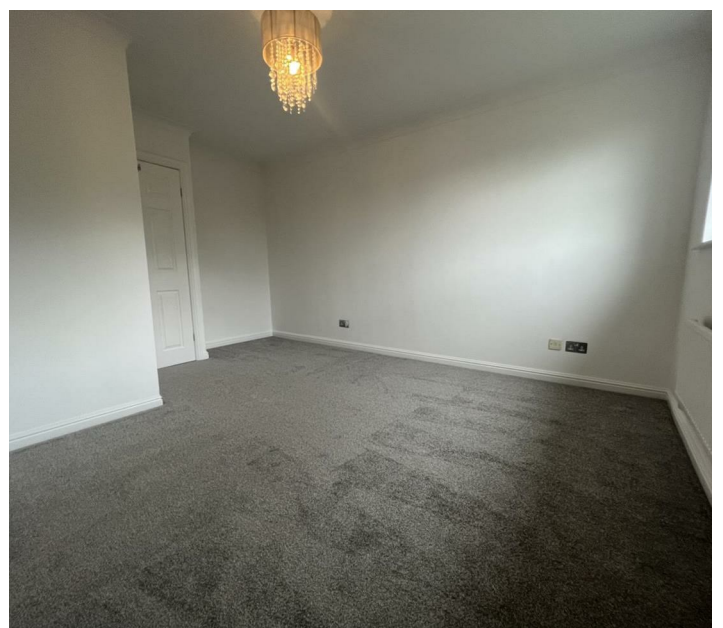
The property sits on a generous plot providing; A lawned garden and driveway leading to the integral garage and front door, with access to the side and rear garden.

The rear garden fully enclosed and mainly laid to lawn with added privacy provided from mature trees and fenced surround.

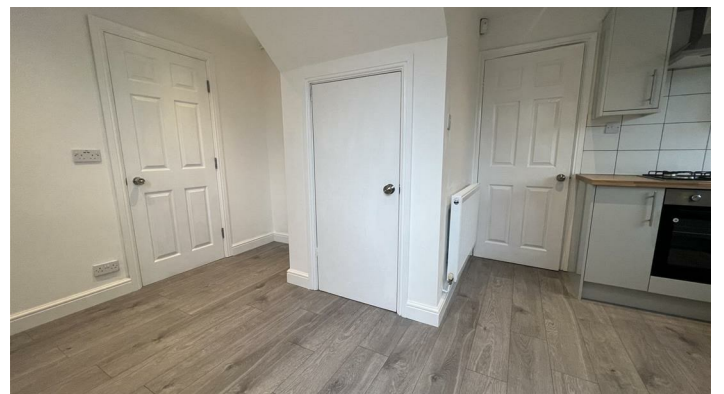
## Agents Notes

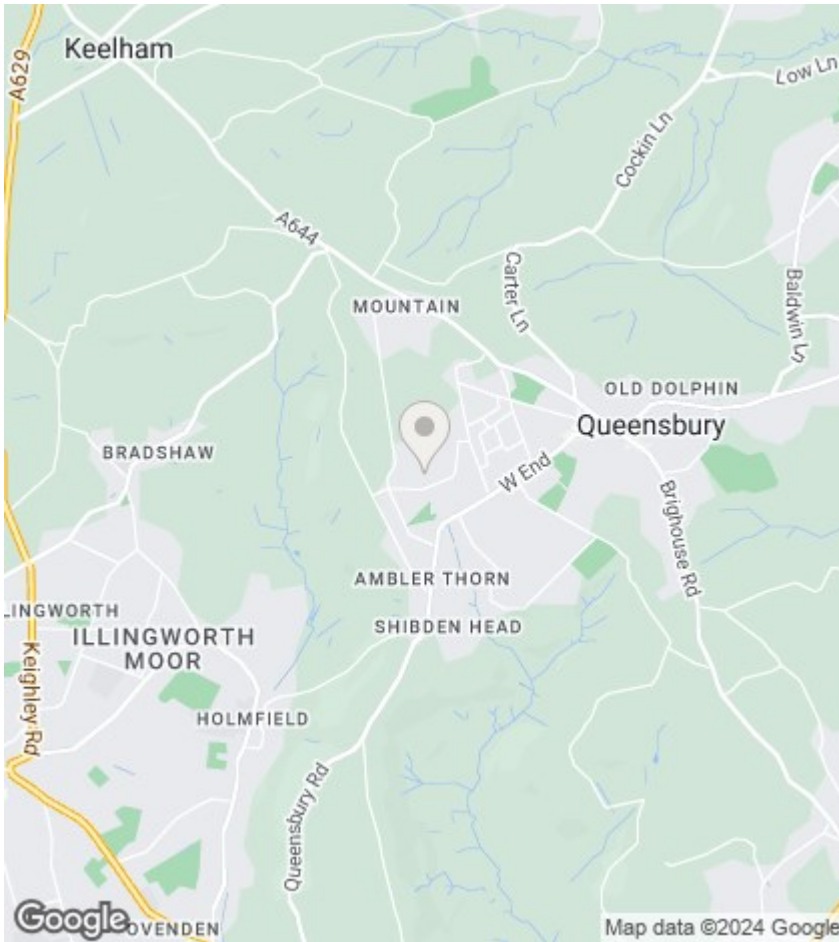


Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.









## Directions

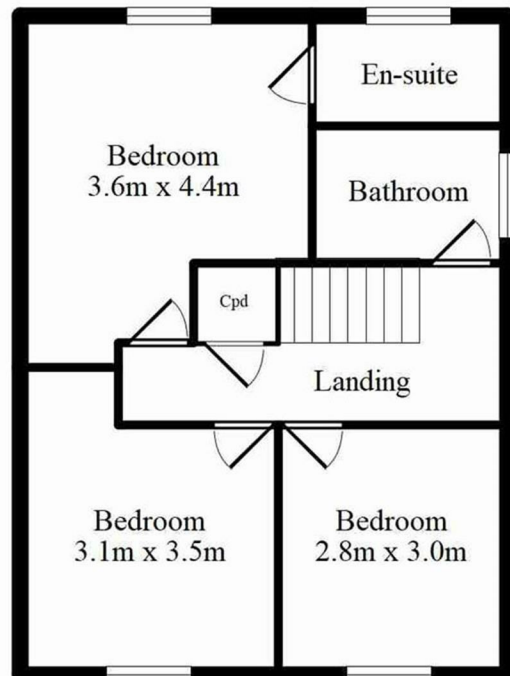
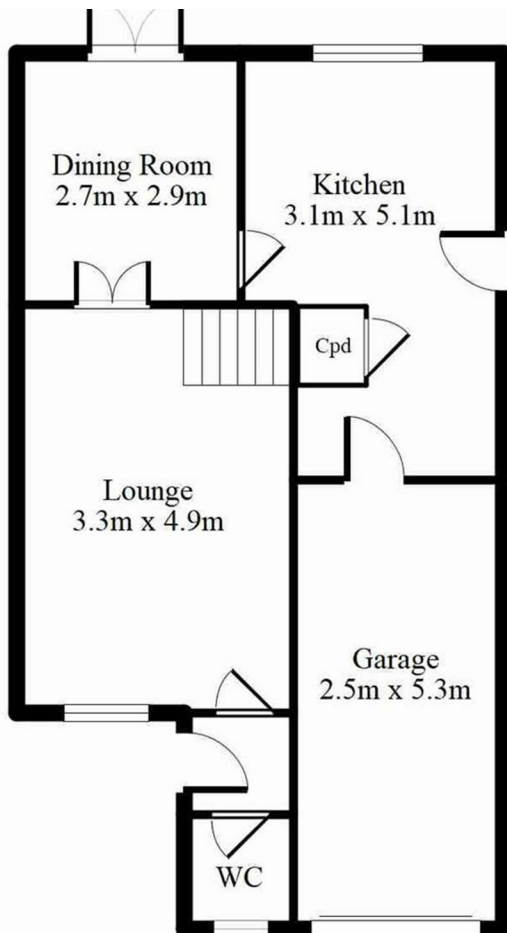
## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         |           |
| (81-91) <b>B</b>                                   |  |                         | <b>81</b> |
| (69-80) <b>C</b>                                   |  | <b>67</b>               |           |
| (55-68) <b>D</b>                                   |  |                         |           |
| (39-54) <b>E</b>                                   |  |                         |           |
| (21-38) <b>F</b>                                   |  |                         |           |
| (1-20) <b>G</b>                                    |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <b>England &amp; Wales</b>                         |  | EU Directive 2002/91/EC |           |



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2024