



6 Glen Dene Close, Queensbury, Bradford, BD13 2NF

£380,000

- GENEROUS FAMILY HOME
- QUIET CUL-DE-SAC LOCATION
- SIX BEDROOMS
- OFF-STREET PARKING & INTEGRAL GARAGE
- ACCOMMODATION OVER THREE FLOORS
- IDEAL FOR LARGE/GROWING FAMILIES
- THREE BATHROOMS
- ENCLOSED REAR GARDEN

6 Glen Dene Close, Bradford BD13 2NF

*****SIX BEDROOMS & THREE BATHROOM FAMILY HOME***** Bronte Estates are delighted to bring to market this **STUNNING FAMILY HOME**, ideally located on a **QUIET CUL-DE-SAC** just off Long Lane, Queensbury, BD13. The property sits within 1 mile of Queensbury Village where an **ARRAY OF LOCAL AMENITIES** can be found including doctors, supermarkets, pubs and local shops, as well as having **EXCELLENT TRANSPORT LINKS** into neighbouring towns Bradford and Halifax, not to mention being in the **CATCHMENT AREA FOR WELL-REGARDED SCHOOLS**, making this **SIX BEDROOM DETACHED HOUSE** perfect for **GROWING FAMILIES!** The house has been **BEAUTIFULLY PRESENTED THROUGHOUT** and offers accommodation over three floors with **OFF-STREET PARKING** and an **ENCLOSED REAR GARDEN**. The house internally briefly comprises an entrance hall, living room, an inner hall leading to the dining room open plan with a **MODERN DINING KITCHEN**, a **SEPARATE UTILITY** and downstairs w/c all on the ground floor, a further four bedrooms with **EN-SUITE TO MAIN DOUBLE** and family bathroom to the first floor and two bedrooms and third bathroom to the second floor. With **GENEROUS ROOM SIZES**, gas central heating and double glazed windows throughout, this property is bound to be popular for a number of buyers. **EARLY INTERNAL INSPECTION IS HEAVILY RECOMMENDED!**



Council Tax Band: F



Property Description

*****SIX BEDROOMS & THREE BATHROOM FAMILY HOME***** Bronte Estates are delighted to bring to market this **SUBSTANTIAL FAMILY HOME**, ideally located on a **QUIET CUL-DE-SAC** just off Long Lane, Queensbury, BD13. The property sits within 1 mile of Queensbury Village where an **ARRAY OF LOCAL AMENITIES** can be found including doctors, supermarkets, pubs and local shops, as well as having **EXCELLENT TRANSPORT LINKS** into neighbouring towns Bradford and Halifax, not to mention being in the **CATCHMENT AREA FOR WELL-REGARDED SCHOOLS**, making this **SIX BEDROOM DETACHED HOUSE** perfect for **GROWING FAMILIES!** The house has been **BEAUTIFULLY PRESENTED THROUGHOUT** and offers accommodation over three floors with **OFF-STREET PARKING** and an **ENCLOSED REAR GARDEN**. The house internally briefly comprises an entrance lobby, living room, an inner hall leading to the dining room open plan with a **MODERN DINING KITCHEN**, a **SEPARATE UTILITY** and downstairs w/c all on the ground floor, a further four bedrooms with **EN-SUITE TO MAIN DOUBLE** and family bathroom to the first floor and two bedrooms and third bathroom to the second floor. With **GENEROUS ROOM SIZES**, gas central heating and double glazed windows throughout, this property is bound to be popular for a number of buyers. **EARLY INTERNAL INSPECTION IS HEAVILY RECOMMENDED!**

Accommodation

Ground Floor

Entrance Lobby

Ideal for storing coats and shoes, giving access to the main reception room.

Living Room

15'9" x 15'6"

A substantial living room to the front aspect of the ground floor comprising a double glazed window to front, an electric fire with mantle over, gas central heating radiator and access to the inner hall.

Inner Hall

Giving access to the dining room, kitchen, utility room, integral garage, stairs to first floor and a door to side.

Dining Room

12'8" x 12'3"

A light and airy second reception room, currently

used for dining with an open floor into the kitchen diner, gas central heating and uPVC double glazed patio doors giving access to the rear garden.

Dining Kitchen

11'11" x 11'4"

A beautifully designed contemporary dining kitchen comprising a mixture of gloss wall and base units with soft close doors and complimentary work surfaces over, an integral fridge freezer, integral dish washer, an electric double oven, an induction hob with extractor over, a sink and drainer inset with double glazed window over. Additionally, the kitchen benefits from a matching island with further base units and breakfast bar.

Utility Room/W/C

9'2" x 4'10"

A downstairs utility room with plumbing and space for washing machine and tumble dryer, also comprising a w/c and wash hand basin with gas central heating and double glazed window to side.

Integral Garage

17'11" x 8'9"

With power, lighting and an up and over door.

First Floor

Landing

A spacious landing with a built in storage cupboard and giving access to four bedrooms, a family bathroom and stairs to the second floor.

Principal Bedroom

15'6" x 12'3"

A naturally lit main double bedroom with gas central heating radiator, a double glazed window to front offering far reaching views, a built in storage cupboard and access to en-suite shower room.

En-Suite

A modern style en-suite comprising a w/c, wash hand basin, a shower cubicle, frosted double glazed window to side and gas central heating.

Bedroom Two

12'8" x 12'4"

A generous second double bedroom with a double glazed window to rear over-looking the rear garden and gas central heating radiator.

Bedroom Three

12'7" x 11'11"

A third double bedroom, currently used as another

reception room with a double glazed window to rear and gas central heating radiator.

Bedroom Four

11'1" x 8'8"

A fourth bedroom to the first floor, currently used as a home office with a double glazed window and gas central heating radiator.

Family Bathroom

A part tiled family bathroom with a three piece white suite consisting of a bath, w/c, wash hand basin and also comprising a double glazed window and gas central heating.

Second Floor

Landing

Naturally lit via a double glazed window giving access to two bedrooms and a bathroom.

Bedroom Five

19'2" x 10'5"

Another double bedroom with Velux windows, gas central heating radiator and a walk-in wardrobe.

Bedroom Six

15'3" x 10'5"

A second double bedroom to the second floor with a Velux window, a second double glazed window allowing for ample natural light and gas central heating radiator.

Bathroom

A three piece white suite bathroom with a bath, w/c, wash hand basin, Velux window and gas central heating.

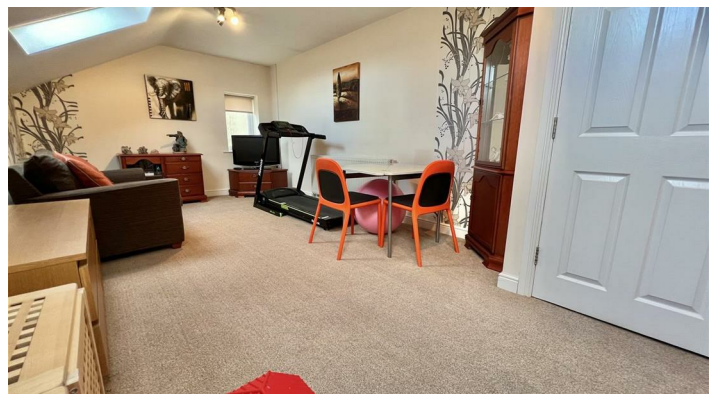
External

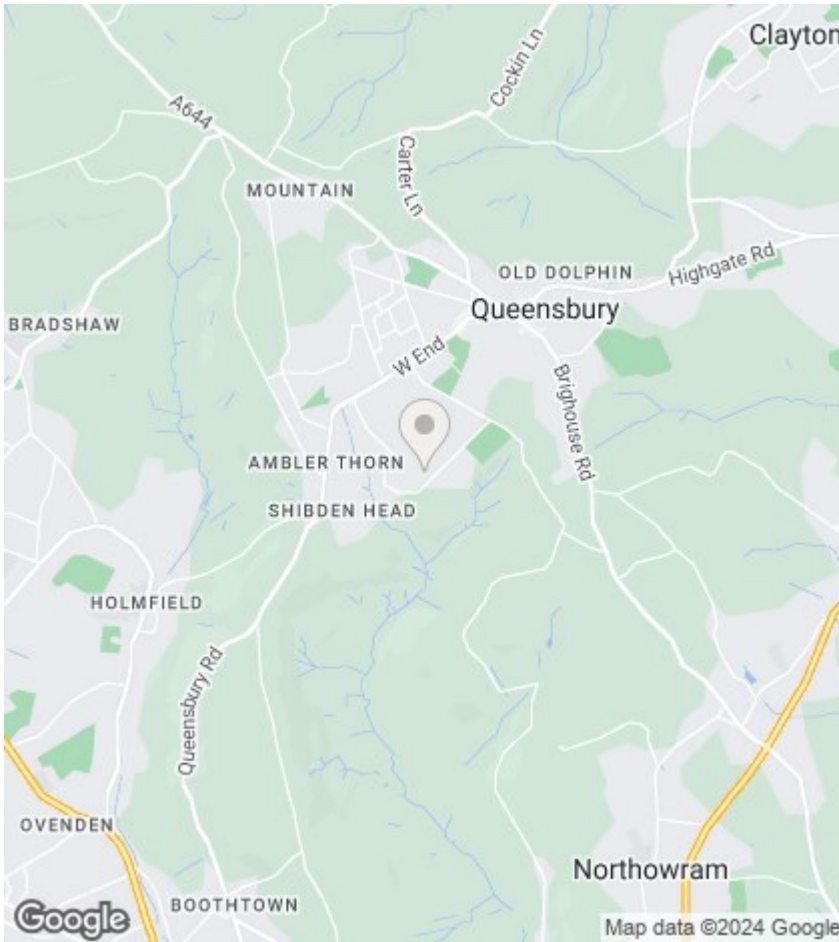
The property has off-street parking leading to the integral garage to front. On the rear, a substantial fully enclosed garden, mainly low maintenance patio with fenced borders and mature gardens, giving access to both sides of the house.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

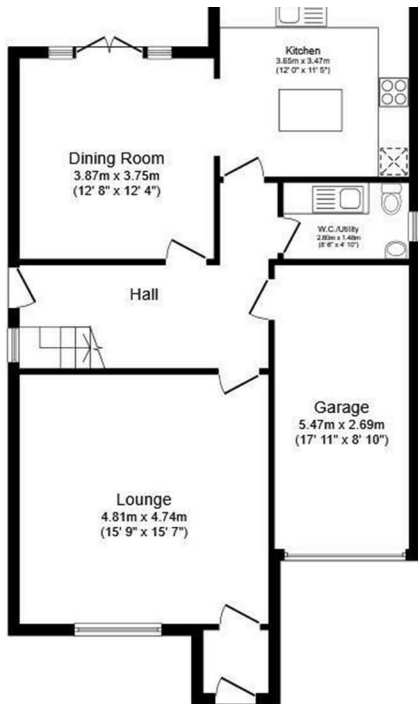
Viewings

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

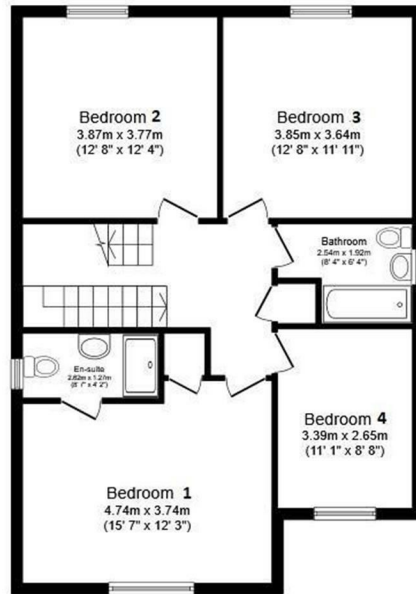
EPC Rating:

C

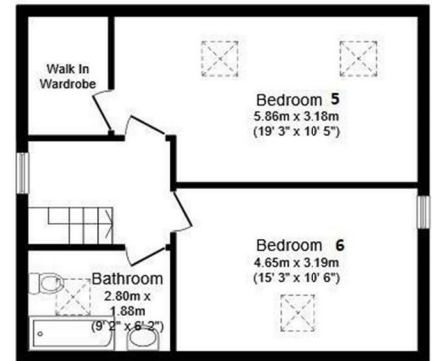
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B	79	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Second Floor

Total floor area 209.7 sq.m. (2,257 sq.ft.) approx