



14 Far Hunger Hill Close, Queensbury, Bradford, BD13 1FD

£349,950

- FOUR BEDROOM DETACHED FAMILY HOME
- OPEN PLAN DINING KITCHEN & SEPARATE LIVING ROOM
- TWO BATHROOMS
- SECLUDED REAR GARDEN
- EXCELLENT TRANSPORT LINKS
- IMMACULATE FINISH THROUGHOUT
- OFF-STREET PARKING & INTEGRAL GARAGE
- IDEAL FOR GROWING FAMILIES
- QUIET CUL-DE-SAC LOCATION
- IN CATCHMENT AREA FOR WELL-REGARDED SCHOOLS

14 Far Hunger Hill Close, Bradford BD13 1FD

IMMACULATE FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC!



Council Tax Band: E



Property Description

BEAUTIFULLY PRESENTED FOUR BEDROOM DETACHED FAMILY HOME Situated within a POPULAR RESIDENTIAL DEVELOPMENT on a QUIET CUL-DE-SAC is this BEAUTIFULLY PRESENTED FOUR BEDROOM, TWO BATHROOM DETACHED FAMILY HOME. Located on the outskirts of Queensbury Village, BD13 we feel this house is IDEAL FOR GROWING FAMILIES with EXCELLENT TRANSPORT LINKS in to neighbouring towns and villages, is in CLOSE PROXIMITY TO ALL LOCAL AMENITIES including a supermarket, local shops, doctors and a pharmacy and is in the CATCHMENT AREA FOR WELL-REGARDED PRIMARY & SECONDARY SCHOOLS. Briefly, the property internally comprises an entrance hall, a living room, a MODERN DINING KITCHEN, a separate utility room and INTEGRAL GARAGE to the ground floor with a landing leading to FOUR BEDROOMS (en-suite to principal bedroom) and a family bathroom to the first floor. Early internal inspections are heavily recommended to appreciate the space on offer within this contemporary family home!

Accommodation

Ground Floor

Entrance Hall

A light and airy welcome into the property with a composite door to front, gas central heating radiator, downstairs w/c, access to the dining kitchen, living room, stairs to first floor and utility room.

Living Room

9'10" x 14'5"

A cosy living room situated to the front aspect of the property with modern decor, a double glazed window to front and gas central heating radiator.

Dining Kitchen

25'11" x 9'10"

An open plan dining kitchen is situated to the rear aspect of the ground floor providing a perfect space for family time and entertaining guests. A contemporary and stylish fully fitted kitchen comprises a range of wall and base units with complimentary work surfaces over, an

integral fridge freezer, electric fan oven a gas hob with extractor fan over, space and plumbing for a dishwasher or washing machine, a sink bowl and drainer with a double glazed window to rear. The room has ample space for dining and further reception space with double glazed patio doors to rear and gas central heating.

Utility Room

The current owners have converted part of the garage to provide a utility room comprising space and plumbing for washing machine and second fridge freezer or tumble dryer.

Integral Garage

8'2" x 13'1"

Accessed via the utility room with up and over door, power and lighting.

First Floor

Landing

A generous landing with gas central heating, an airing/storage cupboard, loft hatch and access to all rooms on the first floor.

Bedroom One

11'9" x 15'8"

A substantial main double bedroom with a double glazed window to front, gas central heating radiator and access to an en-suite.

En-Suite

A modern en-suite fitted with a shower cubicle, wash hand basin, w/c, gas central heating and extractor fan.

Bedroom Two

9'10" x 12'5"

A generous second double bedroom with a built in storage cupboard, walk-in wardrobe, gas central heating and a double glazed window to front.

Bedroom Three

9'10" x 12'1"

A third double bedroom with gas central heating and a double glazed window overlooking the rear garden.

Bedroom Four

8'2" x 9'10"

Currently used as a home office and dressing room comprising a double glazed window to rear and gas central heating radiator.

Family Bathroom

A generously proportioned family bathroom, part tiled with a white three piece suite consisting of a bath with shower over, a wash hand basin, a w/c also fitted with gas central heating and a double glazed window to rear.

External

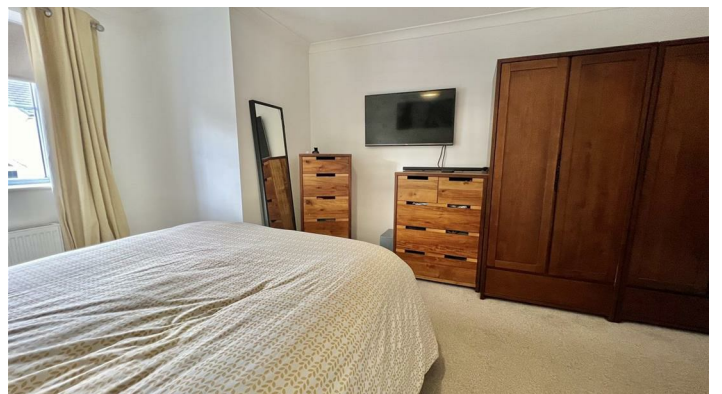
To the front, the property benefited from a double drive leading to the integral garage and front door with some additional parking for visitors to the side of the property.

The rear garden has been fitted with a raised decked area, ideal for summer entertainment or sitting out on a summers evening to enjoy the sun setting. With steps from the decking to access, there is a private and secluded garden to rear, mainly laid to lawn with mature garden and fenced borders, another decked seating area to catch the sun throughout the day. The garden also benefits from a shed, ideal for storage and external power sockets.

Agents Notes

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

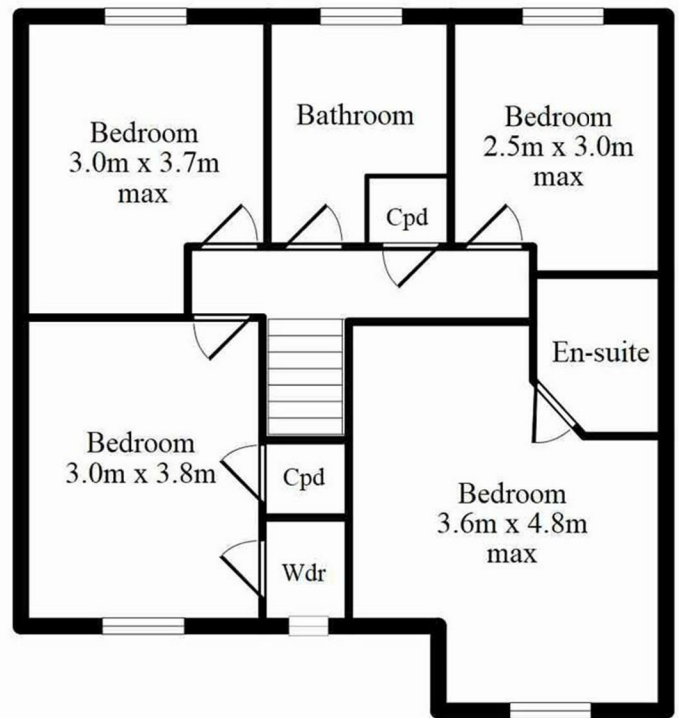
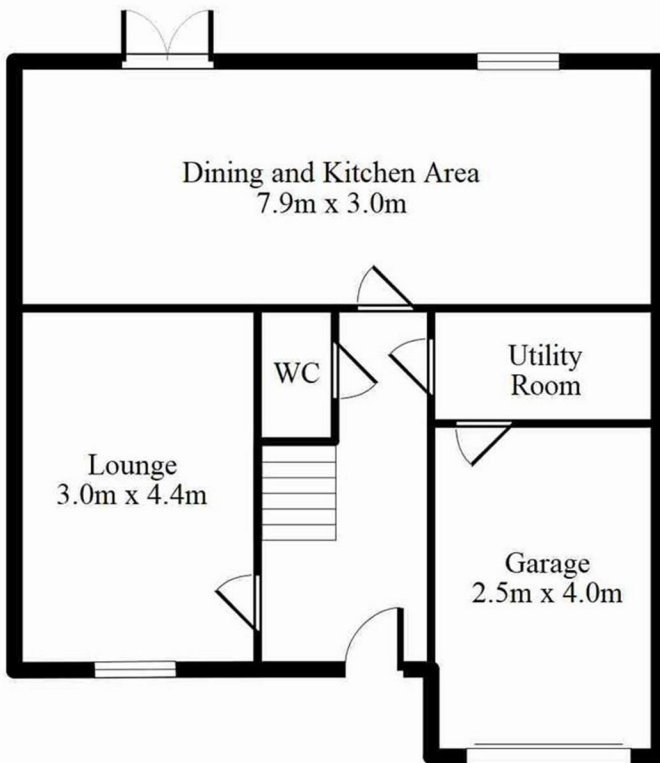
Viewings

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

EPC Rating:

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 92 |
| (81-91) B | | 83 | |
| (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 | |



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