



31 Foxhill Drive, Queensbury, Bradford, BD13 2JH

£230,000

- SEMI DETACHED BUNGALOW
- THREE BEDROOMS
- CONSERVATORY
- NO FORWARD CHAIN
- POPULAR LOCATION
- LARGE CORNER PLOT
- TWO RECEPTION ROOMS
- EXTENDED GARAGE
- MODERN BATHROOM SUITE
- POTENTIAL TO EXTEND (STPP)

31 Foxhill Drive, Bradford BD13 2JH

This semi detached BUNGALOW is set on a LARGE CORNER PLOT and offered to the market with NO FORWARD CHAIN. Boasting two first floor bedrooms, ground floor master bedroom with fitted furniture, MODERN FITTED SHOWER ROOM, CONSERVATORY along with TWO RECEPTION ROOMS and gardens to three sides, EXTENDED GARAGE and potential to extend (subject to the relevant consent).



Council Tax Band: C



PROPERTY DESCRIPTION

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ENTRANCE PORCH

UPVC double glazed entrance door to the side.

ENTRANCE HALLWAY

Secondary UPVC entrance door leading in to a spacious hallway with alarm panel, radiator and stairs rising to two first floor bedrooms.

KITCHEN

Fitted with a range of white wall and base units, contrasting work surfaces, tiled walls, inset oven and hob, extractor above, plumbing for a washing machine, inset sink and drainer, tiled flooring, wall mounted boiler, UPVC double glazed windows to both the front and the side.

LOUNGE

18 x 11'1 max

UPVC double glazed windows to front, radiator and fireplace.

DINING ROOM

9'8 x 9'10

Radiator, patio door to the rear that leads directly into the conservatory.

CONSERVATORY

18'6 x 7'6

The conservatory is UPVC double glazed in construction and has French doors that lead into the rear garden and two radiators.

SHOWER ROOM

Modern and stylish bathroom comprises of; electric shower and oversize cubicle, wash hand basin with a good amount of vanity storage below, low flush WC, tiled walls, radiator, two UPVC double glazed windows to side.

MASTER BEDROOM

11'3 max x 14'9 max

Ground floor master bedroom with fitted bedroom furniture, radiator and UPVC double glazed windows to rear.

FIRST FLOOR LANDING

Doors leading off to two bedrooms.

BEDROOM TWO

12'1 max x 10'3 max

UPVC double glazed windows to front, radiator and eves storage.

BEDROOM THREE

10'2 max x 6'3 max

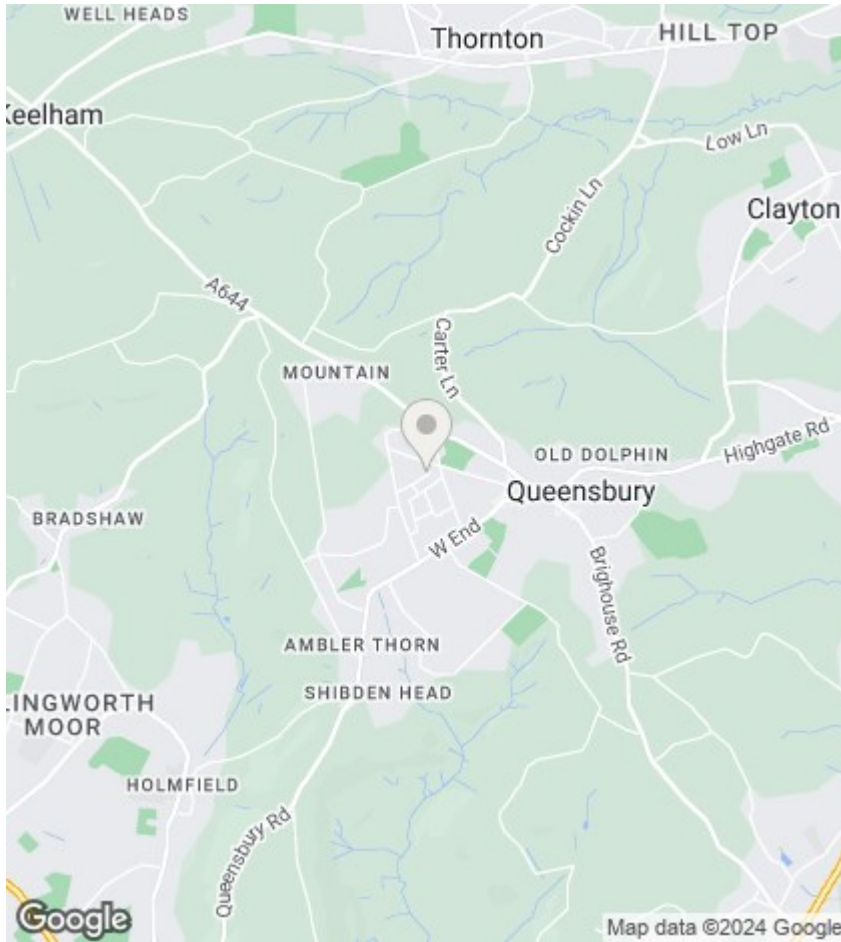
UPVC double glazed windows to rear, fitted bedroom furniture and a radiator.

EXTERIOR

Decorative artificial lawn to the front with mature hedge screening. Generous paved driveway to the side leading to an extended garage. Enclosed rear garden with patio seating area, pond, small decorative artificial lawn. The property is on a good size corner plot and has the potential to extend subject to the relevant planning consent.







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) A			
(81-91) B			78
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

