



## 31 Foxhill Drive, Queensbury, Bradford, BD13 2JH

£225,000

- 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.

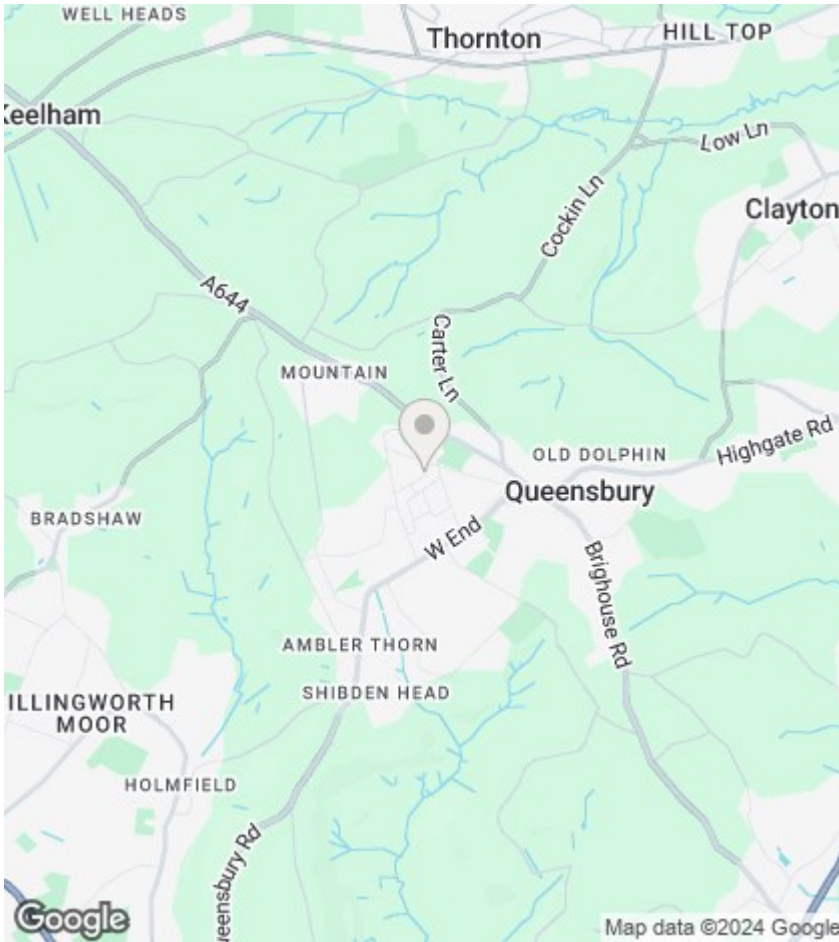
## **EXTERIOR**

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

