



## 7 Cheriton Drive, Queensbury, Bradford, BD13 1QS

£375,000

- FOUR BEDROOM DETACHED HOME
- SUBSTANTIAL PLOT
- TWO RECEPTION ROOMS
- QUIET CUL-DE-SAC LOCATION
- IDEAL FOR GROWING FAMILIES
- EXTENSIVE & PRIVATE GARDENS
- TWO BATHROOMS
- OFF-STREET PARKING & INTEGRAL GARAGE

# 7 Cheriton Drive, Bradford BD13 1QS

FOUR BEDROOM DETACHED FAMILY HOME WITH EXTENSIVE GARDENS TO REAR!



Council Tax Band: E



## Property Description

\*\*\*FOUR BEDROOM DETACHED FAMILY HOME\*\*\* Bronte Estates are delighted to bring to market, this IDEAL FAMILY HOME within the POPULAR RESIDENTIAL cul-de-sac, Cheriton Drive, BD13. The house sits on a SUBSTANTIAL PLOT, offering EXTENSIVE GARDENS to the rear, FULLY ENCLOSED & PRIVATE with a mixture of mature gardens, lawned area and decked seating. Internally, the property offers SPACIOUS ACCOMMODATION OVER TWO FLOORS and comprises an entrance hall, downstairs w/c, SEPARATE LIVING & DINING ROOMS, a kitchen and SEPARATE UTILITY with an INTEGRAL GARAGE to the ground floor with a landing leading to FOUR BEDROOMS and family bathroom to the second floor. Sit within the catchment area for WELL-REGARDED SCHOOLS, within a short distance to an ARRAY OF LOCAL AMENITIES, and with EXCELLENT TRANSPORT LINKS in and out of Bradford & Halifax, this property is PERFECT FOR GROWING FAMILIES. Viewing by appointment only!

## Accommodation

### Ground Floor

#### Entrance Hall

With a gas central heating radiator, a downstairs w/c and access to the living room, kitchen and stairs to the first floor.

#### Living Room

A generous main living room with a double glazed bay window to front, an electric fire with mantle over, gas central heating radiator and access to the dining room via double doors.

#### Kitchen

Fitted with a range of wall and base units with work surfaces over, an integral electric double oven, a gas hob with extractor fan over, space and plumbing for a dishwasher and fridge freezer, a breakfast bar, sink and drainer with gas central heating, a double glazed window to rear, a built in storage cupboard, access to the utility room and dining room.

#### Utility Room

Fitted with further base units, plumbing and space for washing machine and tumble dryer, access to the rear garden.

#### Dining Room

A second reception room, currently used as a dining room with double glazed patio doors to rear, gas central heating radiator and access to the living room.

### First Floor

#### Landing

With a loft hatch, built in storage cupboard and access to all rooms on the first floor.

#### Bedroom One

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

#### En-Suite

A fully tiled, modern en-suite with a corner shower cubicle, a wash hand basin, wc, heated towel rail and double glazed window,

#### Bedroom Two

A second double bedroom with a double glazed window overlooking the rear garden and a double glazed window.

#### Bedroom Three

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

#### Bedroom Four

A fourth bedroom, ideal for a small child or home office with gas central heating and a double glazed window.

### External

The property has a driveway to the front offering ample off-street parking leading to the main door. To the side, a laid to lawn garden with matured gardens surround.

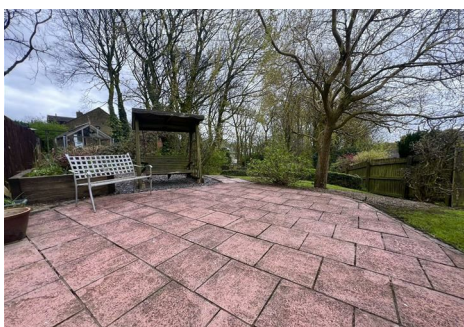
The house enjoys a fantastic plot providing different aspects, there are places for planting (vegetables or flowers), ample space for children to play out, for entertaining guests through the

summer and some mature 'woodland-like' areas making the garden feel very private and secluded.

### 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:

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