



## 7 Heron Close, Queensbury, Bradford, BD13 1NR

Price Guide £300,000

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO BATHROOMS
- QUIET CUL-DE-SAC LOCATION
- POPULAR RESIDENTIAL LOCATION
- IDEAL FOR GROWING FAMILIES
- \*\* GUIDE PRICE £300,000 - £315,000 \*\*
- GENEROUS ENCLOSED GARDEN
- AMPLE OFF-STREET PARKING & GARAGE
- WITHIN CATCHMENT FOR WELL-REGARDED SCHOOLS

# 7 Heron Close, Bradford BD13 1NR

\*\* GUIDE PRICE £300,000 - £315,000 \*\* SUBSTANTIAL FAMILY HOME SITUATED ON A QUIET CUL-DE-SAC WITH GENEROUS ROOMS SIZES, FOUR BEDROOMS, TWO BATHROOMS AND SOUTH-WEST FACING GARDEN TO REAR!



Council Tax Band: D



## Accommodation

### Ground Floor

#### Entrance Vestibule

With a uPVC door to front, ideal for storing coats and shoes with access to a downstairs w.c and the main entrance hall.

#### Entrance Hall

With gas central heating, and giving access to the living room. snug. utility room and kitchen.

#### Living Room

12'09 x 13'07

A light and airy living room with a double glazed window to front, gas central heating radiator, gas fire with mantle over and double doors leading to the dining room.

#### Kitchen

13'07 x 7'01

A fully fitted kitchen with a range of wall and base units and work surfaces over, space and plumbing for under counter fridge and dishwasher, an integral electric oven with gas hob and extractor fan over, a sink and drainer, gas central heating radiator, double glazed window to rear, uPVC door to rear garden and access to the dining room.

#### Dining Room

12'02 x 8'00

A third reception room, currently used as a dining room with access into the conservatory extension, double doors into the living room and a gas central heating radiator.

#### Conservatory

13'00 x 13'01

A substantial double glazed uPVC conservatory extension sits to the rear aspect overlooking the garden with gas central heating and a door to rear.

#### Snug/Office

7'06 x 7'00

A cosy reception room currently used as a snug but could be used as a home office with gas central heating and a double glazed window to side.

#### Utility Room

10'01 x 7'04 (max)

A separate utility room housing the boiler with space and plumbing for washing machine and tumble dryer, gas central heating, a double glazed window to side and providing further storage space.

### First Floor

#### Landing

A light and airy landing with a double glazed window to side, a loft hatch, built in storage and access to all bedrooms and family bathroom.

#### Bedroom One

9'01 x 13'02

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

#### En-Suite

A fully tiled en-suite with a shower cubicle, wash hand basin, w.c, frosted double glazed window to front and gas central heating radiator.

#### Bedroom Two

12'00 x 8'03

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

#### Bedroom Three

13'00 x 6'11

A third double bedroom to the front elevation with gas central heating and a double glazed window to front.

#### Bedroom Four

7'10 x 8'03

The fourth bedroom offers a generous single room ideal for a nursery or small child with a double glazed window to rear and gas central heating radiator.

#### Family Bathroom

A fully tiled family bathroom with a four piece white suite consisting of a bath, separate shower, w.c, wash hand basin, double glazed window to rear and gas central heating radiator.

#### External

To the front, the property offers off-street

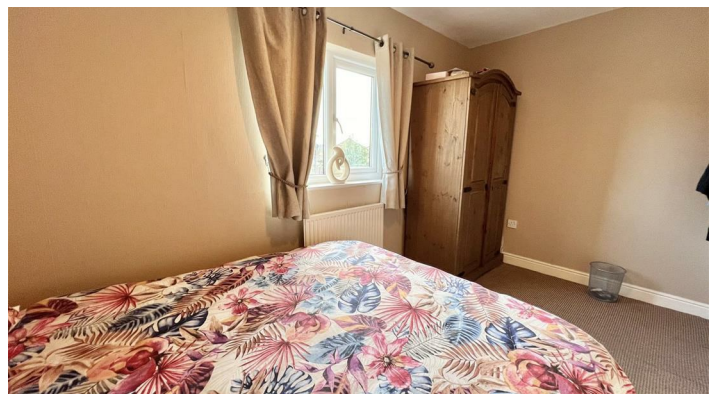
parking for multiple cars with access to a garage with up and over door, power and lighting and access to the rear garden.

The rear garden is south-west facing enjoying sun all day through the summer months, mainly laid to lawn with a raised decked area and mature garden borders.

### 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:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

