



## 2 Harrowins Farm Drive, Queensbury, Bradford, BD13 1DH

£290,000

- MODERN THREE BEDROOM DETACHED
- A LARGE PLOT WITH SUPERB GARDENS
- GAS CENTRAL HEATING
- POPULAR QUEENSBURY LOCATION
- POTENTIAL TO EXTEND STTP
- WELL PRESENTED THROUGHOUT
- DRIVEWAY FOR TWO CARS
- UPVC DOUBLE GLAZING
- GROUND FLOOR WC
- EARLY VIEWING ADVISED

# 2 Harrowins Farm Drive, Bradford BD13 1DH

**\*\* IMPRESSIVE THREE BEDROOM DETACHED \*\* LARGE CORNER PLOT \*\* SUPERB REAR GARDEN \*\* OFF-ROAD PARKING \*\* IMMACULATELY PRESENTED \*\*** Bronte Estates are delighted to offer for sale this well appointed detached property in a sought after location in Queensbury. Enjoying gardens to all sides, and a fantastic rear garden with great entertaining space! To the ground floor is a good sized entrance hall with a tiled floor, sitting room, WC and a dining kitchen with French doors leading to the garden. To the first floor there are three bedrooms, master bedroom with en-suite and a family bathroom. To the front of the property are open plan lawned gardens with flowerbed borders and a driveway with two off-road parking spaces. To the rear, is an unusually large, level garden with patio seating areas, a lawn and mature shrubs. A flight of stairs to the side takes you to another garden with a further seating area, pergola, herb garden and water feature. This is a fantastic property in a good location, so please register your interest with us without delay.



Council Tax Band: D



### **Entrance Hall**

15'3 x 6'1

The front door leads into the hallway with stairs off to the first floor, a tiled floor, central heating radiator and doors off to the lounge, dining kitchen and WC. There is also a useful under-stairs storage cupboard.

### **Lounge**

15'4 x 9'5

Window to the front elevation and French doors leading out to the rear garden. Central heating radiator.

### **Dining Kitchen**

15'4 x 9'5

Designated kitchen area and dining space with a tiled floor and French doors leading out to the rear garden. The kitchen area has a good range of modern fitted base and wall units with laminated working surfaces and matching up-stands. Integrated appliances include a fridge-freezer, washing machine, gas hob, electric oven and an extractor. Stainless steel sink and drainer, plumbing for a dishwasher and a window to the front elevation.

### **WC**

A handy ground floor WC with a window to the rear elevation, push-button WC, pedestal washbasin and a tiled floor.

### **First Floor**

Landing area with open spindle balustrade, window to the rear elevation, airing cupboard and access to the loft space. Doors lead off to all three bedrooms and the family bathroom.

### **Bedroom One**

11'8 x 9'5

Window to the rear elevation, central heating radiator and a door to an en-suite shower room.

### **En-suite**

Walk-in shower enclosure with a glass sliding door and electric shower, pedestal washbasin and a push-button WC. Window to the front elevation and a central heating radiator.

### **Bedroom Two**

9'6 x 9'2

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

9'6 x 6'6

Window to the rear elevation and a central heating radiator.

### **Bathroom**

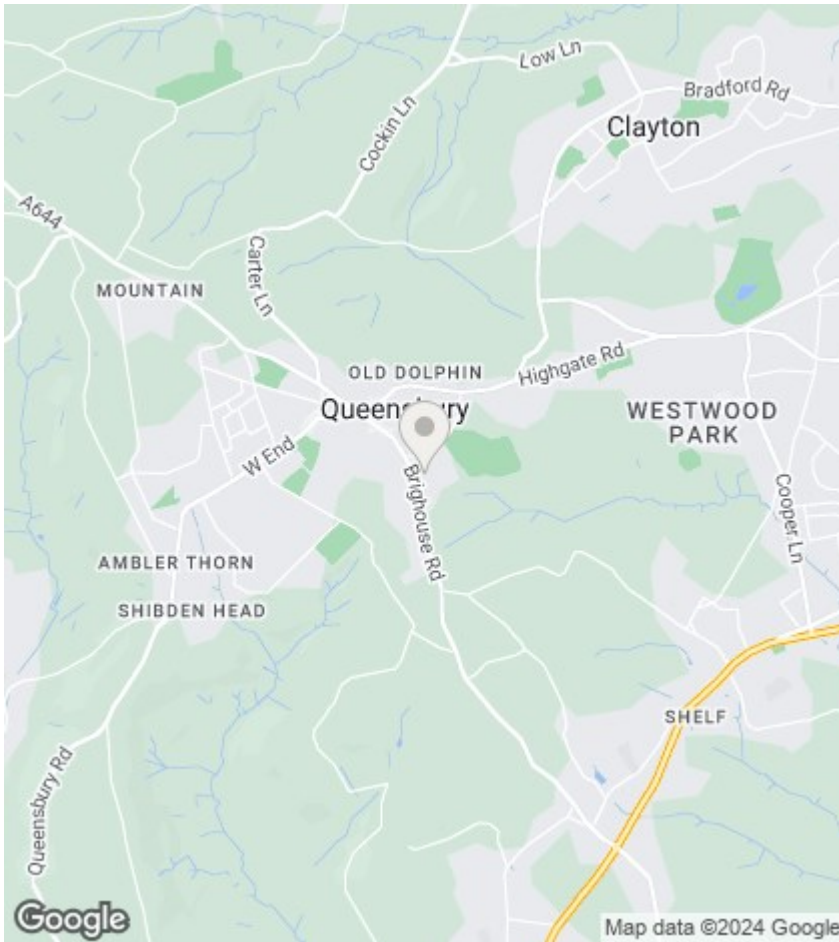
A modern white bathroom suite comprising of a panelled bath with a mains powered shower over, pedestal washbasin and a push-button WC. Tiled floor, central heating radiator, extractor and a window to the front elevation.

### **External**

To the front of the property are open plan lawned gardens with flowerbed borders and a driveway to the side with two off-road parking spaces. To the rear, is an unusually large, level garden with patio seating areas, a lawn and mature shrubs. A flight of stairs to the side takes you to another garden with a further seating area, pergola, herb garden and water feature. There is a secure gate at the side giving access to the front of the property and the garden has a high stone wall boundary, offering a good degree of privacy. There may be potential to extend the living accommodation to the rear of the house, subject to the new buyer securing the require planning permissions.







## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>82</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 