



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

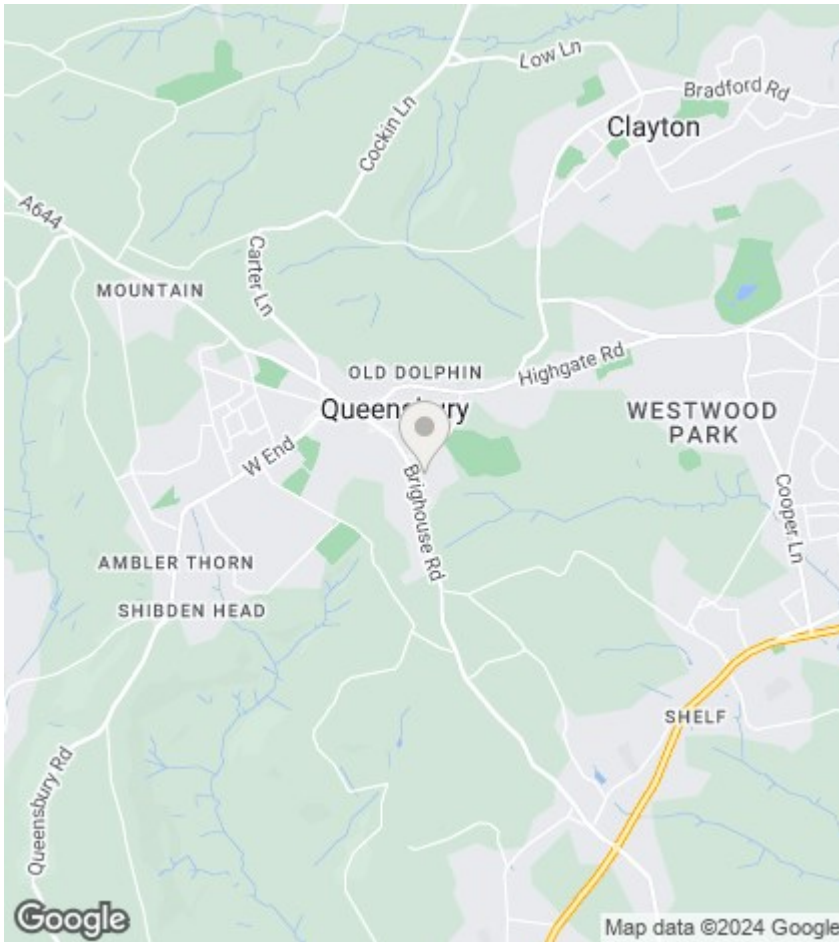
A modern white bathroom suite comprising of a panelled bath with a mains powered shower over, pedestal washbasin and a push-button WC. Tiled floor, central heating radiator, extractor and a window to the front elevation.

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) A			94
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 