



8 Shibden Heights View, Queensbury, Bradford, BD13 2SX

Guide Price £270,000

- ** GUIDE PRICE £270,000 - £280,000 **
- QUALITY FIXTURES & FITTINGS
- INTEGRAL GARAGE
- SPACIOUS ACCOMMODATION
- WELL PRESENTED THROUGHOUT
- FOUR BEDROOM TOWNHOUSE
- SET ACROSS THREE LEVELS
- THREE BATHROOMS
- CLOSE TO LOCAL HIGH SCHOOL
- DRIVEWAY TO FRONT, GARDEN TO REAR

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**** GUIDE PRICE £270,000 - £280,000 ** EXECUTIVE FOUR BEDROOM TOWNHOUSE ** SET OVER THREE FLOORS ** THREE BATHROOMS ** INTEGRAL GARAGE **** This fantastic modern townhouse in Queensbury was built in 2018 and is located on a small development off Long Lane. Offering deceptively spacious accommodation and is finished to a high standard. Enjoying a 25' hallway, 20' lounge with juliet balcony, superb kitchen-diner, large integral garage, multiple bathrooms and a flexible layout with space for homeworking. Briefly comprising of: Ground Floor - Integral garage, fourth bedroom (currently used as an office), wet room, utility room and a WC. First Floor - Lounge, dining-kitchen & WC. Second Floor - Three bedrooms, ensuite & a family bathroom. Driveway to the front and an enclosed garden to the rear. Located a few minutes drive from the amenities in Queensbury village, Trinity Academy on Deanstones Lane and is close to open countryside.



Council Tax Band: D



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Entrance Hall

25'8 x 6'3

A spacious hallway with stairs off to the first floor and an open spindle balustrade. Laminate flooring, central heating radiator and doors off to a ground floor bedroom, wet room, WC, utility room and the integral garage.

Bedroom Four

12'1 x 10'4

French doors to the rear garden and a central heating radiator. Currently being used as a home office.

Utility Room

8'1 x 6'4

Fitted base and wall units, laminated working surfaces and a stainless steel sink and drainer. Plumbing for a washing machine, space for a tumble dryer and an exterior door & window to the rear elevation. Central heating radiator.

Wet Room

Aqua-board panelled walls, tiled floor and a rainfall mains powered shower.

WC

Push-button WC with integrated hand-wash basin and an extractor.

Garage

20'1 x 9'6

Electric remote control door, central heating radiator, vinyl flooring and plaster-boarded walls.

First Floor

Landing area with open spindle balustrade, window to the front elevation and doors off to the lounge, dining-kitchen and WC.

Lounge

20'10 x 10'2

French windows and a juliet balcony to the front elevation and a central heating radiator.

Dining Kitchen

17'0 x 11'3

A superb fitted kitchen with modern base and wall units, and integrated appliances including a fridge-freezer, dishwasher, washing machine,

electric oven, halogen hob and an extractor.

Black composite sink and drainer, French doors with a juliet balcony and a window to the rear elevation. Designated dining space, LVT flooring and a central heating radiator.

WC

Push-button WC, wall mounted washbasin, chrome heated towel rail and an extractor.

Second Floor

Landing area with a large boiler cupboard providing further storage, and access to the loft space.

Bedroom One

13'5 x 12'10

Window to the front elevation, central heating radiator and a door to the ensuite.

Ensuite

Walk-in shower enclosure with a mains powered rainfall shower and glass door. WC and washbasin set in a fitted unit with storage below, a chrome heated towel rail and a window to the front elevation.

Bedroom Two

13'3 x 10'1

Window to the rear elevation and a central heating radiator.

Bedroom Three

11'2 x 7'6

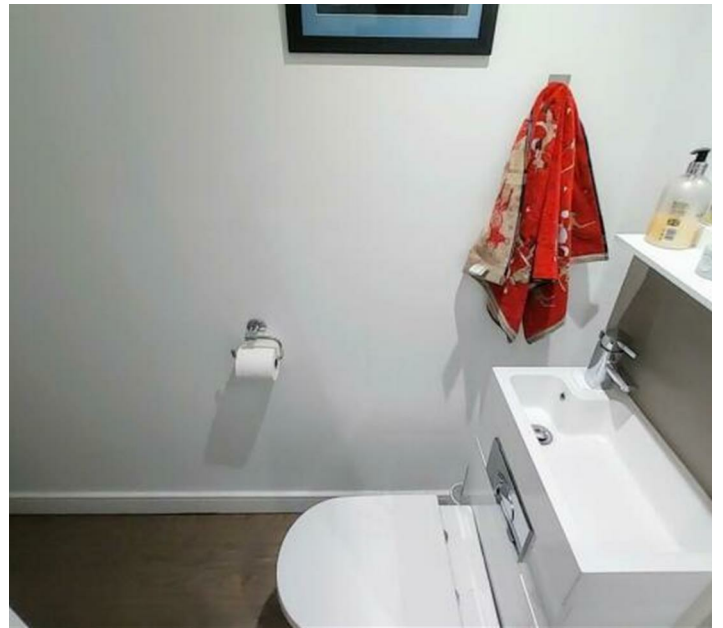
Currently used as a dressing room. Window to the rear elevation and a central heating radiator.

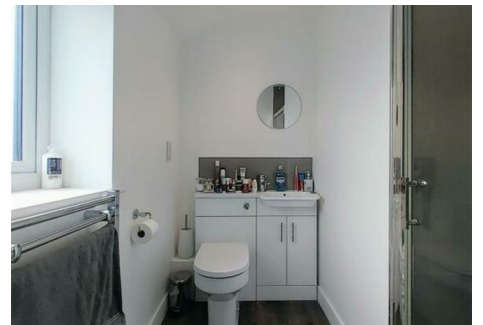
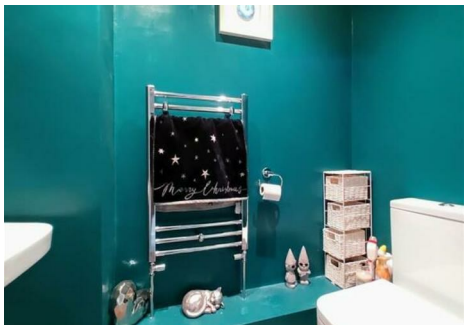
Bathroom

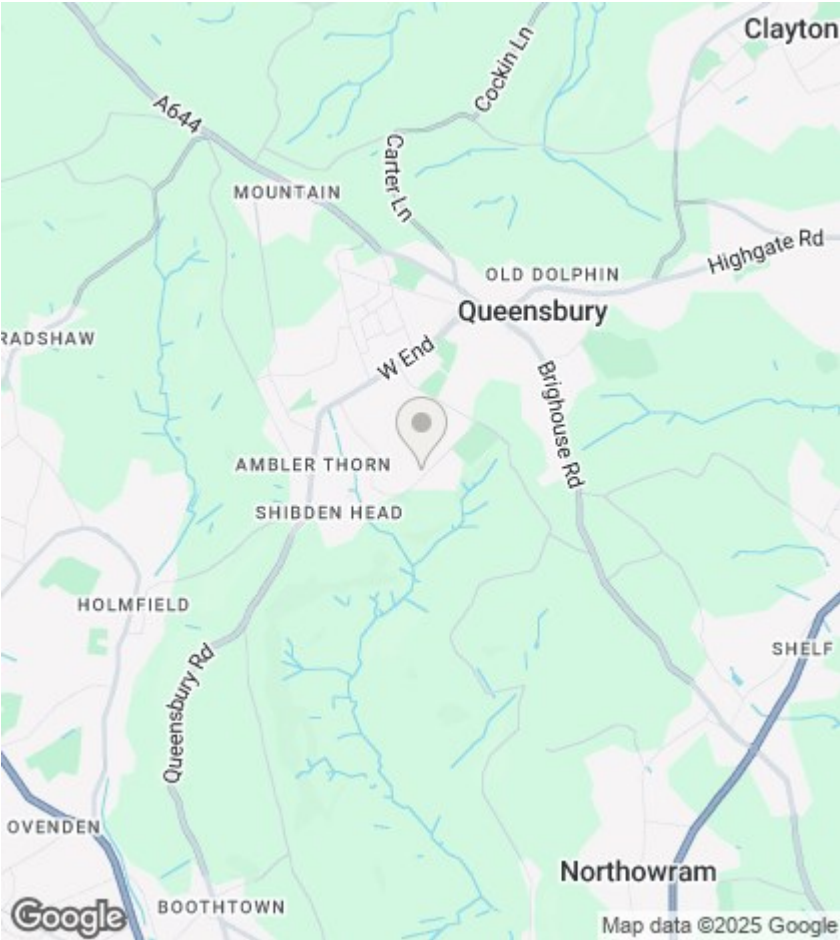
'P' shaped bath with glass screen and a mains powered shower over, wide washbasin set in a vanity unit with storage below and a push-button WC. Chrome heated towel rail and an extractor.

External

To the front of the property are two off-road parking spaces on a block-paved driveway. To the rear is an enclosed garden with a stone paved patio and a fenced boundary.







Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	