



20 Pinebury Drive, Queensbury, Bradford, BD13 2TA

Offers Over £315,000

- DETACHED PROPERTY
- ENSUITE TO MASTER BEDROOM
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- FOUR BEDROOMS
- UTILITY ROOM
- GARAGE WITH POWER & LIGHT
- SOLAR PANELS
- UPVC DOUBLE GLAZING

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**** CHAIN FREE ** BOOK A VIEWING TODAY**** On this well presented **FOUR BEDROOM DETACHED** house offering **IDEAL FAMILY SIZE ACCOMMODATION**. The property boasts solar panels, ensuite to master bedroom, driveway **PARKING**, garage, well maintained **GARDENS**, utility room, ground floor WC. Having UPVC double glazing & gas central heating. Call 01274884040 today to discuss this property further.



Council Tax Band: E



PROPERTY DESCRIPTION

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ENTRANCE HALL

UPVC double glazed door to the front, UPVC double glazed window to the front, solid oak flooring, central heating radiator, stairs to first floor.

LOUNGE

(11'3" x 18' 11") Feature fire place with gas fire, solid oak flooring, two central heating radiators, UPVC double glazed window to the front.

DINING AREA

(11'4" x 9'8") Solid oak flooring, central heating radiator, UPVC double glazed French doors to the rear, through arch to the kitchen.

KITCHEN

(10'10" x 13'6") Modern range of fitted base & wall units, contrasting work surfaces, matching island, complementary splash backs, one & a half bowl stainless steel sink & drainer, fitted double oven (top is a combined oven/ grill/ microwave) plus warming drawer, five ring gas hob, extractor fan, integrated fridge/ freezer, separate freezer and dishwasher, solid oak flooring, central heating radiator, UPVC double glazed window to the rear.

UTILITY ROOM

Modern range of fitted base & wall units, contrasting work surfaces, stainless steel sink & drainer, plumbing for an automatic washing machine, central heating boiler, central heating radiator, UPVC double glazed door to the side.

GROUND FLOOR WC

Low flush WC, pedestal wash basin, solid oak flooring, central heating radiator.

FIRST FLOOR LANDING

Fitted storage cupboard, access to the part boarded loft via a fixed loft ladder, UPVC double glazed window to the side.

BEDROOM ONE

(14'11" x 11'3") Fitted bedroom furniture, central heating radiator, UPVC double glazed window to the front.

ENSUITE

Modern three piece suite comprising: Shower cubicle, low flush WC, wash basin set in a vanity unit, extractor fan, shaver point, part tiled walls, central heated towel rail, UPVC double glazed window to the side.

BEDROOM TWO

(12'8"x 11'3) Central heating radiator, UPVC double glazed window to the rear.

BEDROOM THREE

(9'6" x 8'6) Central heating radiator, UPVC double glazed window to the rear.

BEDROOM FOUR

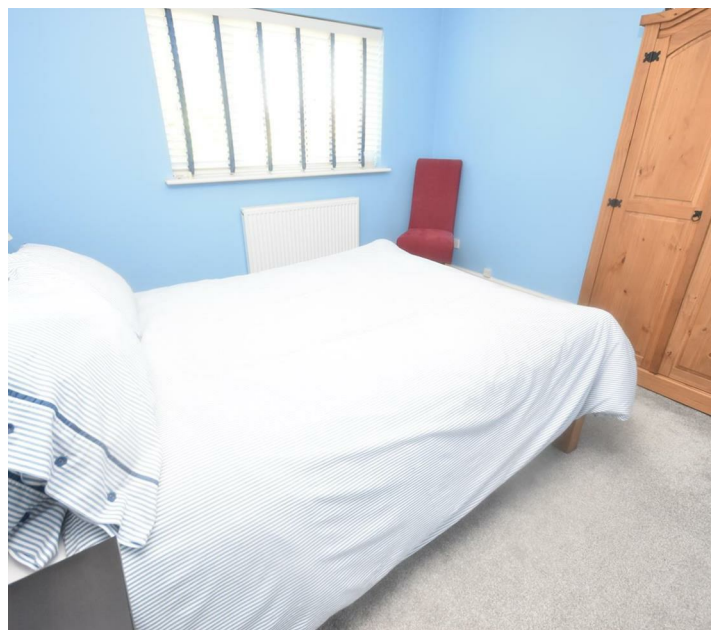
(9'6" x 8'6") Central heating radiator, UPVC double glazed window to the front.

BATHROOM

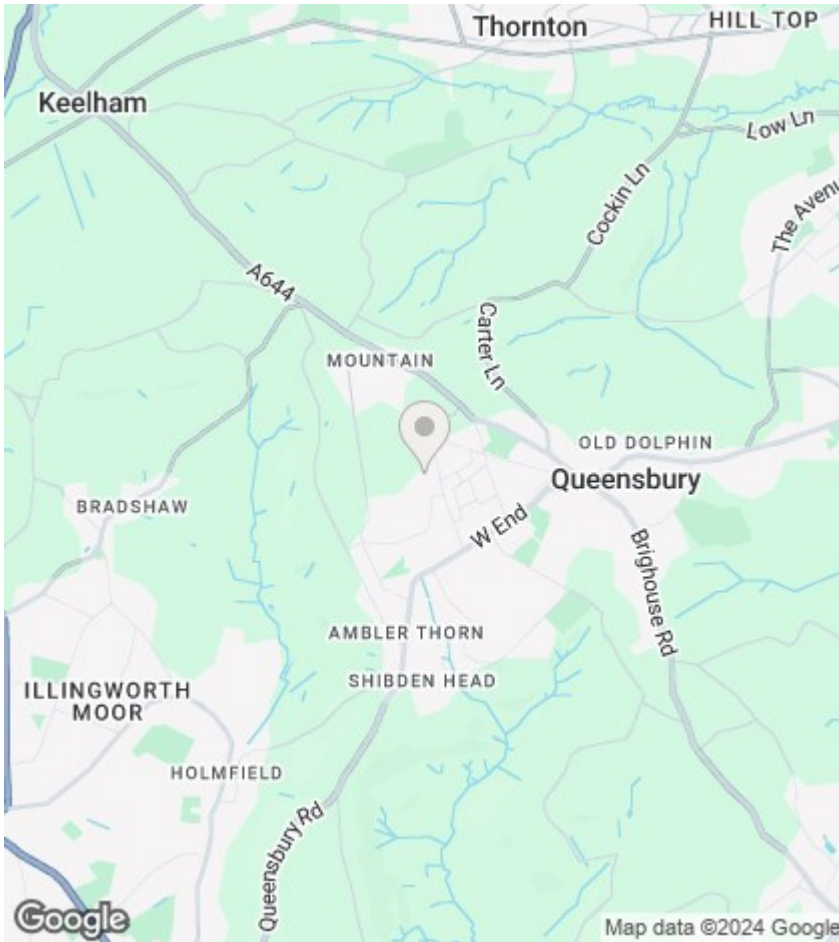
(6'3" x 6'3") Three piece suite comprising; panelled bath with shower mixer taps, low flush WC, pedestal wash basin, extractor fan, part tiled walls, central heating radiator, UPVC double glazed window to the side.

EXTERIOR

Single garage with power & light, up & over garage door. Driveway to the side of the property providing off road parking. Established lawn gardens to the front & side of the property. To the rear is a lawned garden with planted borders, raised decking area, ceramic patio area and views.







Directions

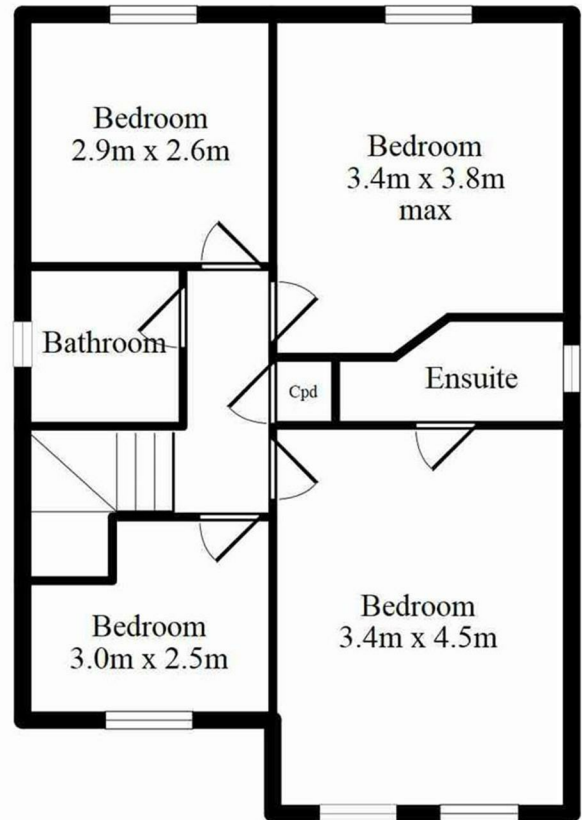
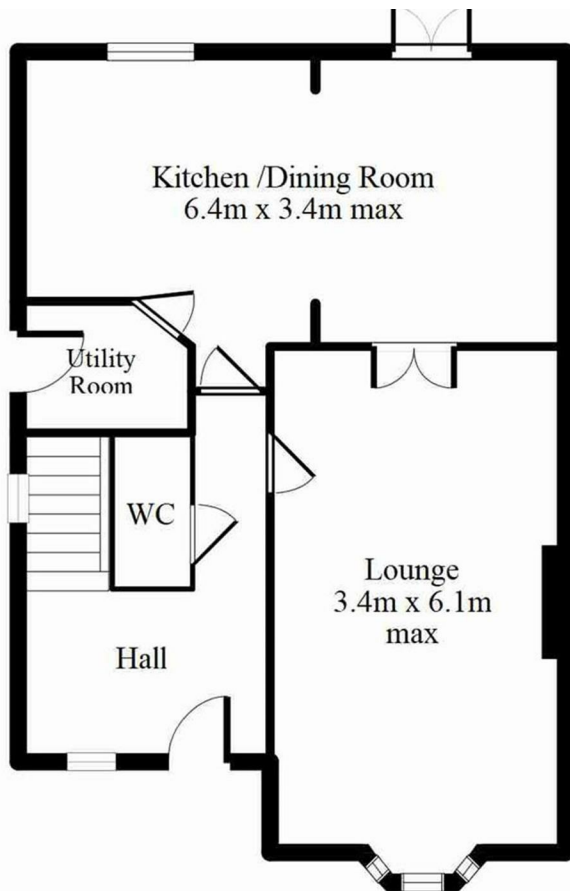
Viewings

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			
(81-91) B		84	87
(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	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2023