



15 Black Myres Close, Queensbury, Bradford, BD13 2FQ

Offers In The Region Of £250,000

- FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- OFF-STREET PARKING & INTEGRAL GARAGE
- DESIRABLE CUL-DE-SAC LOCATION
- ACCOMMODATION OVER THREE FLOORS
- TWO BATHROOMS
- ENCLOSED REAR GARDEN
- OPEN PLAN DINING KITCHEN
- BEAUTIFULLY PRESENTED THROUGHOUT

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FOUR BEDROOM SEMI-DETACHED FAMILY HOME WITHIN CATCHMENT FOR WELL-REGARDED SCHOOLS & EXCELLENT TRANSPORT LINKS INTO HALIFAX & BRADFORD!



Council Tax Band: D



Property Description

*****FOUR BEDROOM SEMI-DETACHED FAMILY HOME***** Brought to the market within a **POPULAR RESIDENTIAL DEVELOPMENT** on the outskirts of Queensbury Village, BD13. The property sits within walking distance to the High Street where a number of **LOCAL AMENITIES** are accessible including a **DOCTORS SURGERY, PHARMACY, CONVENIENCE STORES & A SUPERMARKET**. In addition, there are **EXCELLENT TRANSPORT LINKS** into Bradford & Halifax and with the property sitting in the catchment area for **WELL-REGARDED PRIMARY & SECONDARY SCHOOLS**, we believe this property to be an **READY MADE FAMILY HOME!** With **ACCOMMODATION OVER THREE FLOORS**, the property briefly comprises an entrance hall, downstairs w/c, integral garage & **OPEN PLAN DINING KITCHEN** to the ground floor, a **MAIN DOUBLE BEDROOM WITH EN-SUITE** & living room to the first floor and further **THREE BEDROOMS & FAMILY BATHROOM** to the second floor. Externally, there is **OFF-STREET PARKING** for two cars to the front and side access to an **ENCLOSED REAR GARDEN**. Early internal viewings are heavily recommended!

Accommodation

Ground Floor

Entrance Hall

A light and airy entrance hall with gas central heating radiator, access to the integral garage, downstairs w/c, dining kitchen and stairs to the first floor.

Downstairs W/C

A modern two piece suite consisting of a w/c and wash hand basin with the addition of a gas central heating radiator.

Dining Kitchen

(17'5 x 16'8)

An open plan dining kitchen providing a perfect space for family time & entertaining guests. The kitchen is fully fitted with a range of modern wall and base units with complimentary work surfaces over, integral appliances including an electric oven with gas hob and extractor fan over,

a fridge freezer, and washing machine, a sink and drainer with double glazed window to rear. The room offers ample space for a family dining table and further reception space with tiled flooring, gas central heating, a Velux skylight, a double glazed window to rear and patio doors leading to the rear garden.

Integral Garage

An integral garage with power, lighting, plumbing for utility space and an up and over door.

First Floor

Landing

Leading to the living room and main double bedroom.

Living Room

16'7" x 10'0"

A naturally lit living room with two a double glazed window to rear, a Juliette balcony overlooking the rear garden and a gas central heating radiator.

Bedroom One

14'9" x 9'8"

The main double bedroom sits to the front elevation on the first floor, generous in size with a double glazed window to front, a gas central heating radiator, built in wardrobes and access to an en-suite.

Second Floor

Landing

An open landing leading to three bedrooms and a family bathroom with a boiler cupboard, Velux skylight and a loft hatch.

Bedroom Two

10'7" x 6'7"

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

Bedroom Three

8'11" x 9'8"

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

Bedroom Four

9'8" x 11'1"

A larger than average single bedroom with a double glazed window to rear and gas central heating radiator, ideal for a nursery or a home office.

Family Bathroom

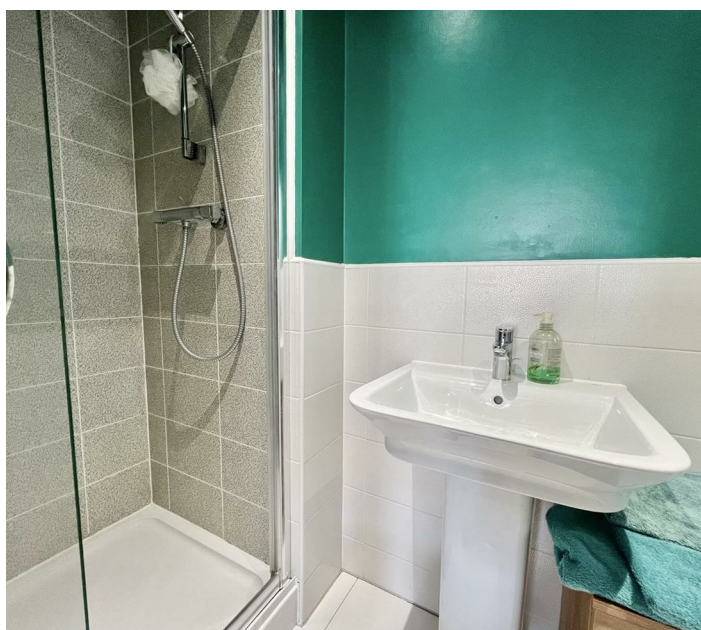
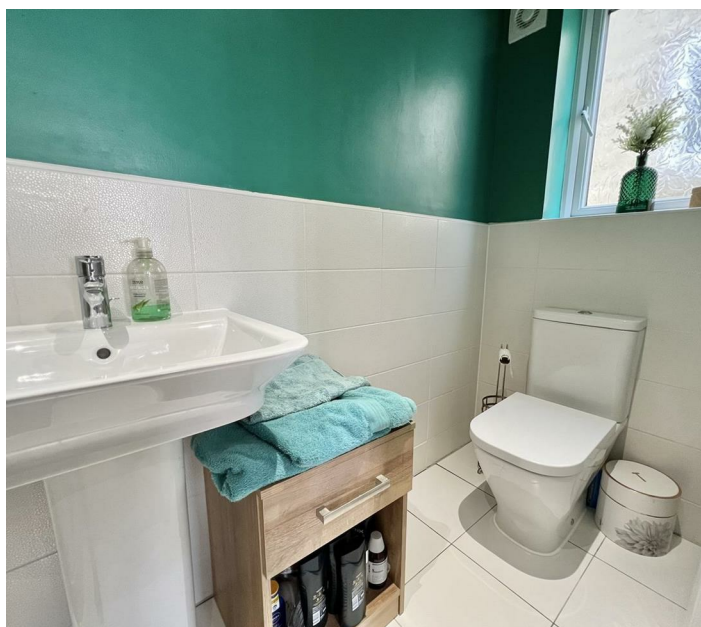
A modern, part tiled bathroom with a four piece suite consisting of a bath, separate shower, w/c and wash hand basin with a gas central heating radiator and a frosted double glazed window to side.

External

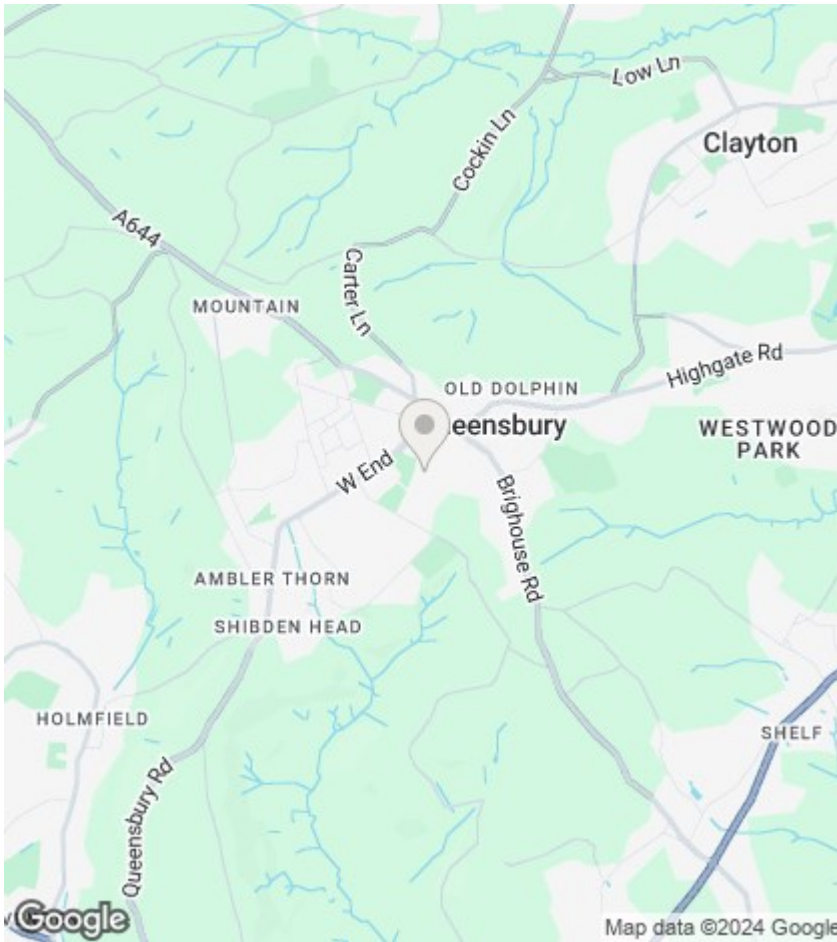
A driveway providing off-street parking for two cars to the front with side access to an enclosed rear garden. The rear garden is mainly laid to lawn with a patio seating area and fenced borders.

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:

B

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			93
(81-91) B		84	
(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	

