



## 23 Harrowins Farm Drive, Queensbury, Bradford, BD13 1DQ

Offers Over £310,000

- FOUR BEDROOM DETACHED FAMILY HOME
- POPULAR RESIDENTIAL LOCATION
- EXCELLENT TRANSPORT LINKS
- OPEN PLAN DINING KITCHEN
- TWO BATHROOMS
- CLOSE PROXIMITY TO LOCAL AMENITIES
- CATCHMENT AREA FOR WELL-REGARDED SCHOOLS
- DRIVEWAY & INTEGRAL GARAGE



# 23 Harrowins Farm Drive, Bradford BD13 1DQ

IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME WITH EN-SUITE TO MASTER & SEPARATE FAMILY BATHROOM, AN OPEN PLAN DINING KITCHEN WITH A MODERN FINISH THROUGHOUT!



Council Tax Band: D



## Property Description

\*\*\*IMMACULATE FOUR BEDROOM DETACHED FAMILY HOME\*\*\* Situated within a POPULAR RESIDENTIAL CUL-DE-SAC on the outskirts of Queensbury Village, is this SUPERB FOUR BEDROOM DETACHED family home with OFF-STREET PARKING, and ENCLOSED GARDEN to rear and an INTEGRAL GARAGE. Ideally located within the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS, in CLOSE PROXIMITY TO ALL LOCAL AMENITIES and EXCELLENT TRANSPORT LINKS in and out of Halifax and Bradford, we feel this property is PERFECT FOR YOUNG PROFESSIONALS, YOUNG AND GROWING FAMILIES alike. Briefly, the property internally comprises an entrance hall, a DINING KITCHEN, living room and w/c to the ground floor with FOUR BEDROOMS and TWO BATHROOMS to the first floor, all rooms well proportioned throughout with double glazed windows and gas central heating fitted. Early internal inspections are highly recommended! Viewings by appointment only.

## Accommodation

### Ground Floor

#### Entrance Hall

A warm welcome into the property with a downstairs w/c, access to the dining kitchen and living room, a composite door to front and gas central heating radiator.

#### Dining Kitchen

15'1" x 8'8"

Fitted with a modern kitchen comprising a mixture of wall and base units, an integral fridge freezer, electric oven, a gas hob with extractor fan over, plumbing for washing machine, a sink and drainer with tiled splashbacks. There is ample room for a family dining table and is naturally lit via a double glazed window to front with a gas central heating radiator installed.

#### Living Room

15'6" x 10'3"

Situated to the rear aspect of the ground floor, generously proportioned with a double glazed patio door to rear and gas central heating radiator.

## Downstairs W/C

With a low level w/c, wash hand basin and gas central heating radiator.

## First Floor

### Landing

A light and airy landing with two built in storage cupboards, access to the loft and all other rooms on the first floor.

### Bedroom One

15'4" x 9'10"

A substantial main double bedroom with a double glazed window to front, gas central heating radiator and access to an en-suite.

### En-Suite

9'10" x 3'9"

A part tiled en-suite with a three piece suite consisting of a shower, w/c, wash hand basin, gas central heating and double glazed window to rear.

### Bedroom Two

14'0" x 8'6"

A second generous double bedroom with a double glazed window to rear over-looking the garden and gas central heating radiator.

### Bedroom Three

11'9" x 8'5"

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

### Bedroom Four

8'6" x 6'8"

A larger than average single bedroom currently used as an office but could easily be utilised as a nursery or small child's bedroom with gas central heating radiator and double glazed window to front.

### Family Bathroom

6'8" x 5'6"

A part tiled bathroom with a modern white three piece suite consisting of a bath and mixer taps, wash hand basin with vanity unit under, a w/c, frosted double glazed window to front and heated towel rail.



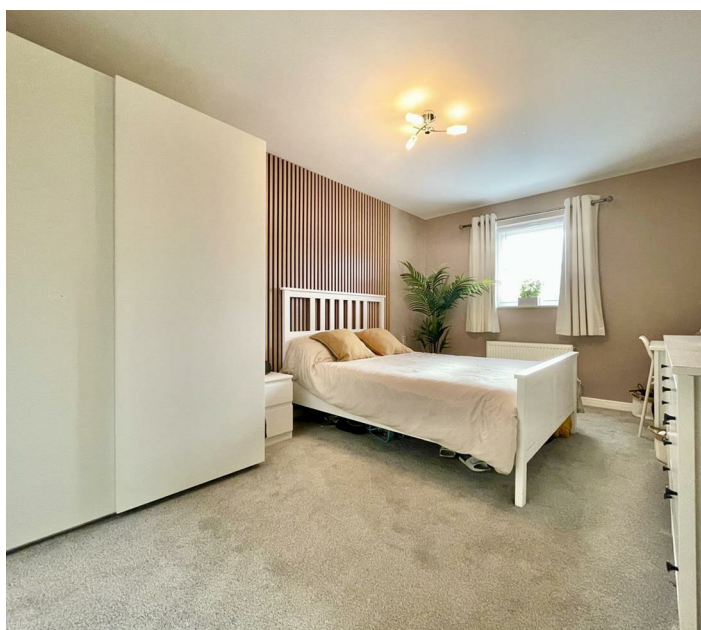
## External

The property sits on a generous plot offering a large driveway providing off-street parking for multiple vehicles, with a laid to lawn garden and integral garage with up and over door.

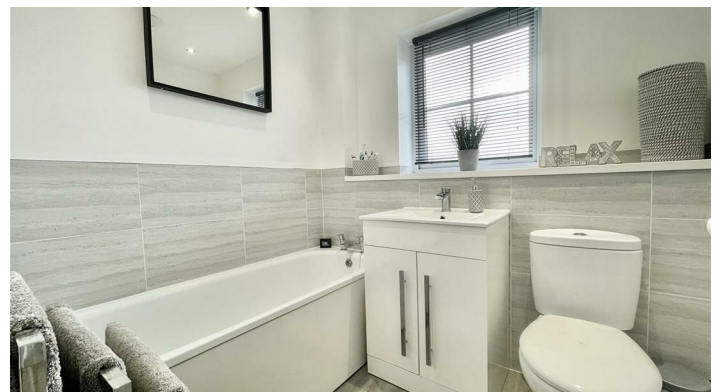
To the rear, a well-maintained, fully enclosed garden, mostly laid to lawn with patio areas, fenced and walled borders.

## Agents Notes

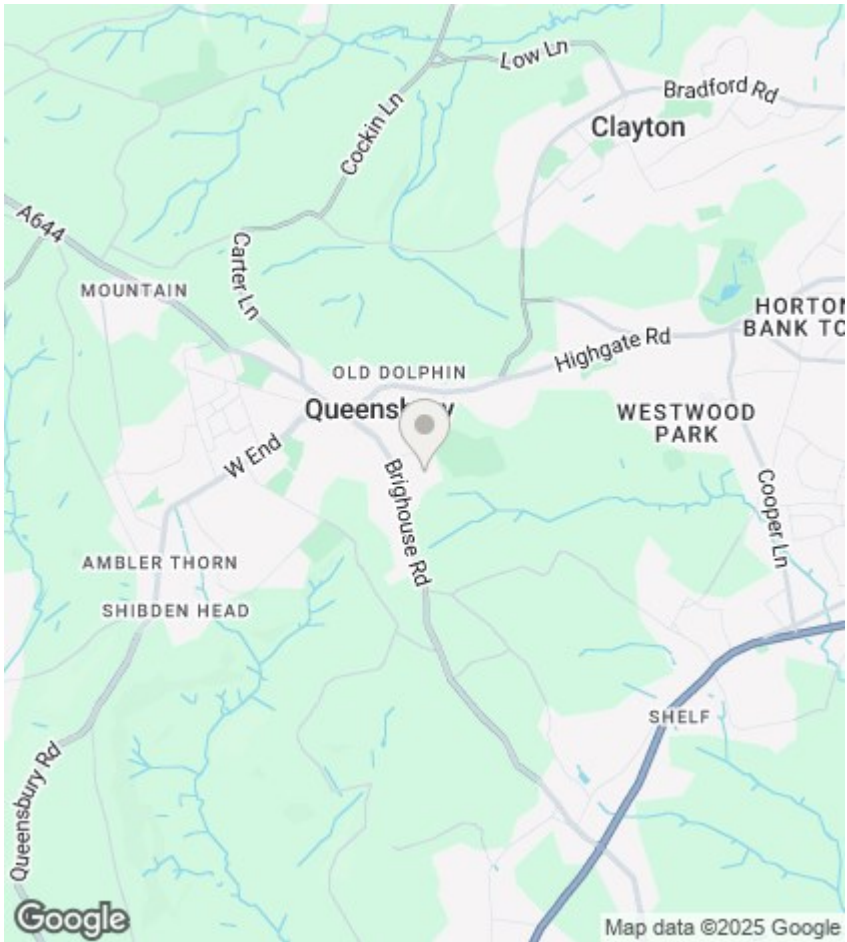
Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.











## Directions

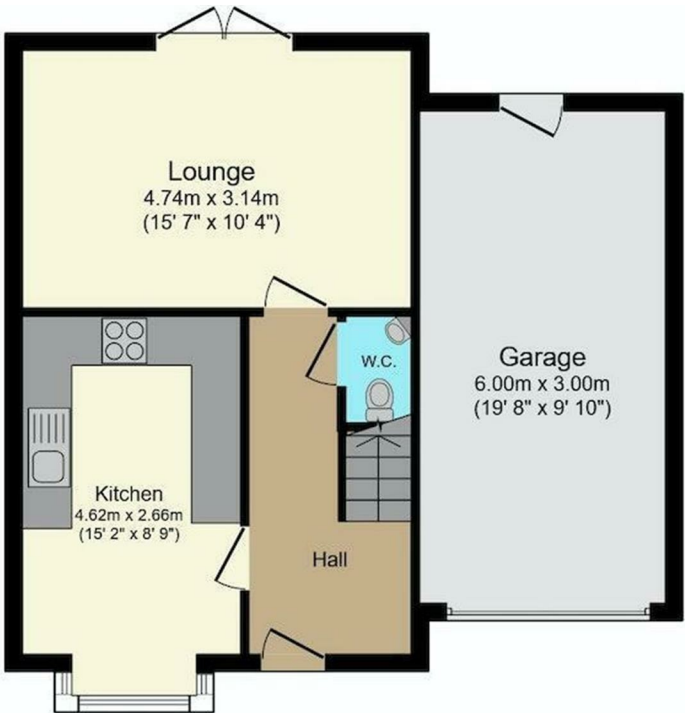
## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		93
(81-91) <b>B</b>	82	
(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>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



**Ground Floor**



**First Floor**

total floor area 107.8 sq.m. (1,160 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox