

68 Harrowins Farm Drive, Queensbury, Bradford, BD13 1DH

£295,000

- MODERN SEMI DETACHED
- GROUND FLOOR WC
- POPULAR DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- CUL-DE-SAC POSITION
- FOUR BEDROOMS & TWO BATHROOMS
- WOODLAND OUTLOOK
- AN IDEAL FAMILY HOME
- SET ACROSS THREE FLOORS
- EARLY VIEWING ADVISED

68 Harrowins Farm Drive, Bradford BD13 1DH

Nestled in a tranquil cul de sac off Harrowins Farm Drive, this delightful four-bedroom property offers a perfect blend of comfort and modern living. Spanning three thoughtfully designed floors, the property provides ample space for a growing family. As you enter, you are greeted by a warm and inviting atmosphere, enhanced by the serene woodland outlook that can be enjoyed from various rooms. This natural setting not only adds to the charm of the home but also provides a peaceful retreat from the hustle and bustle of everyday life, and a safe environment for children to play and explore. The layout of the property is well-suited for family living, with generous bedrooms and multiple bathrooms. There are local amenities and schools within easy reach. Early viewing advised.



Council Tax Band: D



HALLWAY

Giving access to the lounge, kitchen, W.C. and the first floor landing.

LOUNGE

15'7" x 10'5"

Featuring French doors out to the rear garden. Central heating radiator.

DINING KITCHEN

17'1" x 8'6"

Open plan with the dining area. Kitchen area with an array of fitted wall and base units and ample workspace. Sink unit with drainer, gas hob, eye level electric oven and an integrated fridge freezer. Window to the front elevation and a central heating radiator.

W.C.

5'8" x 2'9"

Part tiled W.C. consisting of a low level W.C. and pedestal hand basin. Central heating radiator and window to the side elevation.

STAIRS AND LANDING

Provides access to the two first floor bedrooms, family bathroom and stairs off to the second floor.

MASTER BEDROOM

14'1" x 10'5"

Modern decor, carpet and fitted wardrobes. Central heating radiator, door to the ensuite and a window to the rear elevation.

ENSUITE SHOWER ROOM

8'0" x 4'5"

Part tiled shower room consisting of a low level W.C, pedestal hand basin and a shower cubicle. Central heating radiator and window to the rear elevation.

BEDROOM 2

11'8" x 8'5"

Central heating radiator and a window to the front elevation.

FAMILY BATHROOM

6'8" x 6'1"

Part tiled family bathroom comprising of a panelled bath, low level W.C, pedestal hand basin and a shower over the bath. Central

heating radiator and a window to the front elevation.

SECOND FLOOR

BEDROOM 3

11'2" x 8'4"

Central heating radiator and a roof window.

BEDROOM 4

15'7" x 8'2"

Central heating radiator and a roof window.

SHOWER ROOM

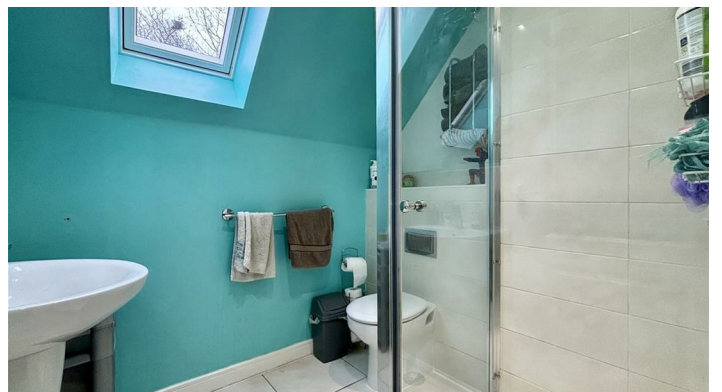
6'8" x 5'8"

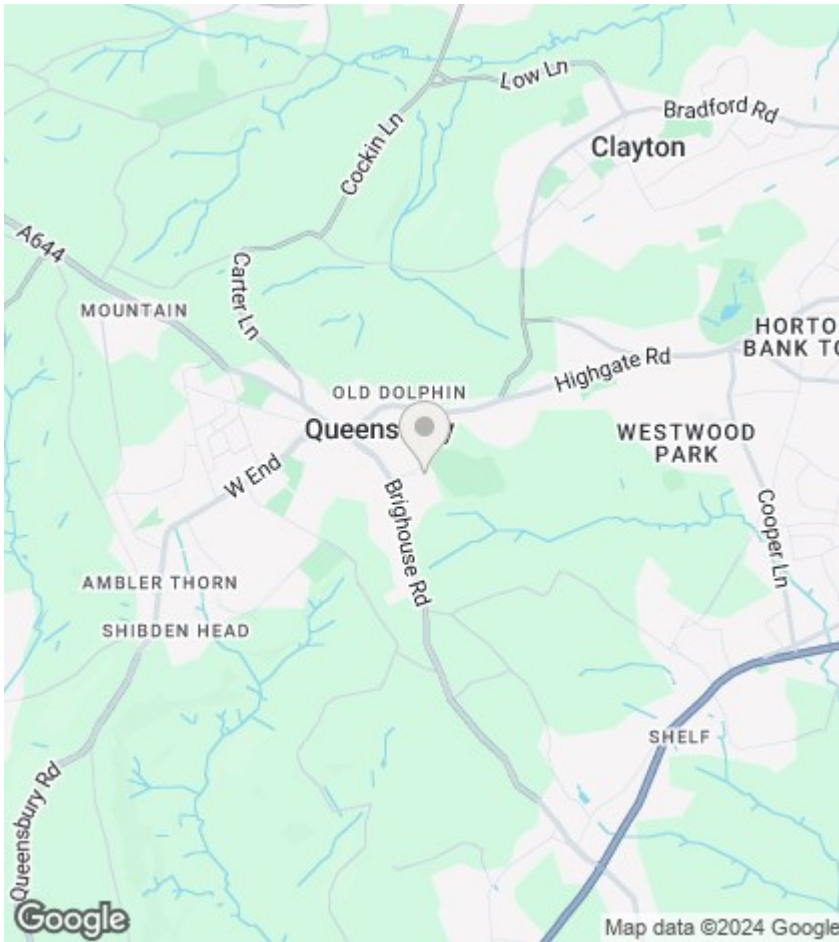
Part tiled shower room consisting of a low level W.C, pedestal hand basin and shower cubicle. Central heating radiator and a roof window.

EXTERNAL

Outside consists of a double block-paved driveway to the front and to the rear is an enclosed garden with artificial lawn, paved patio and a decked area.







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		84	
(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	

