



23 Lewis Close, Queensbury, Bradford, BD13 2GF

£245,000

- MODERN THREE BEDROOM DETACHED
- DETACHED SINGLE GARAGE
- KITCHEN-DINER WITH FRENCH DOORS
- MASTER WITH ENSUITE
- AN IDEAL FAMILY HOME
- DRIVE FOR SEVERAL CARS
- SUPERB REAR GARDEN
- GROUND FLOOR WC
- CLOSE TO LOCAL SCHOOLS AND HIGH ST
- SENSIBLY PRICED - VIEW NOW!

23 Lewis Close, Bradford BD13 2GF

**** MODERN THREE BEDROOM DETACHED ** GARAGE, GARDENS & OFF-ROAD PARKING ** WELL PRESENTED ** CLOSE TO LOCAL AMENITIES **** Bronte Estates are pleased to offer for sale this three bedroom detached property in Queensbury, with local amenities just a short walk away. This ideal family home offers 'ready to move in' accommodation and benefits from a landscaped rear garden, three good sized bedrooms, ensuite and a ground floor WC. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, WC, three Bedrooms, Ensuite & a family Bathroom. Sensibly priced, view now!



Council Tax Band: D



Entrance Hall

The front entrance door leads into the hallway with stairs off to the first floor and a side window, under-stairs storage cupboard, a central heating radiator and doors off to the lounge, kitchen and WC.

Lounge

16'1 x 11'2

Electric fire with marble inlay and a modern surround, window to the front elevation and a central heating radiator.

Kitchen

19'1 x 8'10

A good-sized room with designated dining space. The kitchen comprises of a range of base and wall units, laminated working surfaces and splash-back wall tiling. Integrated electric oven, gas hob and extractor above. plus plumbing for a washing machine and dishwasher. Window to the rear elevation, side entrance door and French doors leading out from the dining area.

WC

WC, washbasin, central heating radiator and the boiler, plus a window to the front elevation.

First Floor

Landing area with a window to the side elevation, access to the loft and a useful storage cupboard.

Bedroom One

11'5 x 11'5

Fitted with a range of wardrobes, bedside cabinets and overhead cupboards. Window to the front elevation and a central heating radiator.

Ensuite

Ensuite shower room comprising of a shower cubicle with glass door and electric shower, WC and a pedestal washbasin. Window to the front elevation and a central heating radiator.

Bedroom Two

9'0 x 8'4

Window to the rear elevation and a central heating radiator.

Bedroom Three

10'6 x 7'9

Window to the rear elevation and a central heating radiator.

Bathroom

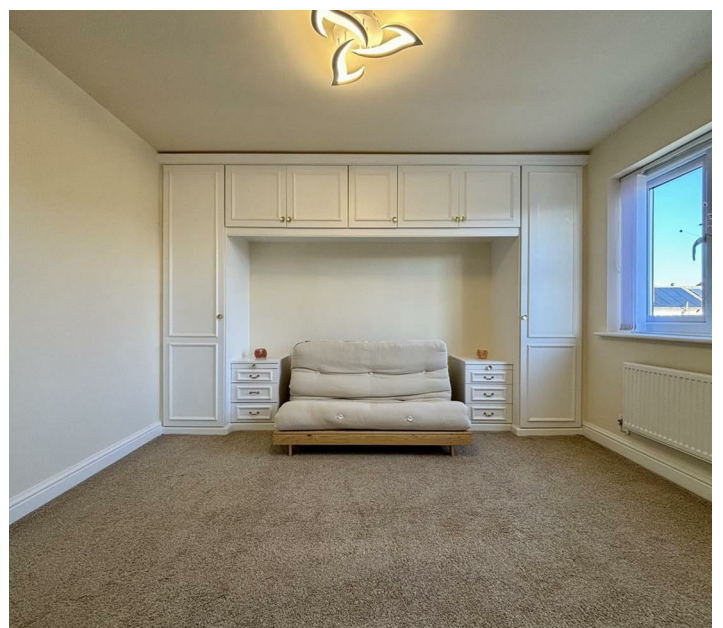
Three piece white bathroom suite comprising of a panelled bath with shower tap attachment, WC and a pedestal washbasin. Window to the side elevation, central heating radiator and an extractor.

Exterior

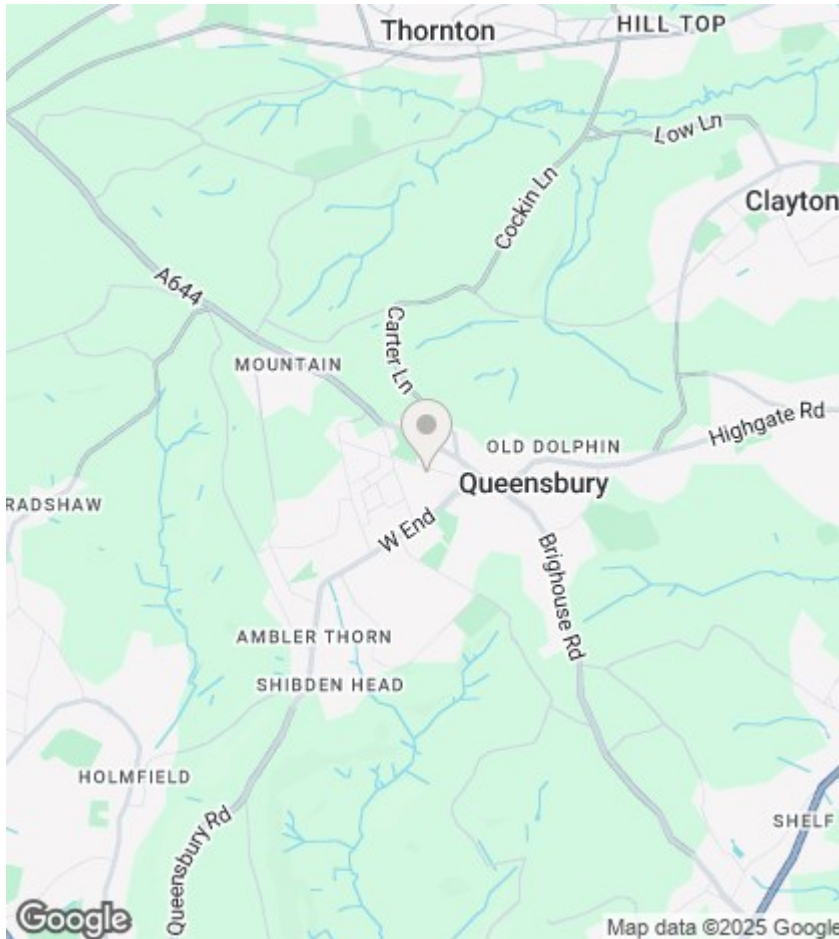
To the front of the property is an open plan driveway with off-road parking and a low maintenance garden area with mature hedging. The driveway leads down the side of the house to a detached single garage and a secure gate to the rear of the house. The enclosed rear garden consists of a decked patio area with steps up to a good-sized lawn and garden shed.

Garage

'Up and over' door, there is also an access door from the garden and a side window.







Directions

Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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

