



13 Colston Close, Bradford, BD8 0BN

Offers Over £315,000

- EXECUTIVE MODERN DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- INTEGRAL DOUBLE GARAGE
- LARGE REAR GARDEN
- AN IDEAL FAMILY HOME
- THREE BEDROOMS PLUS A STUDY
- SPLIT-LEVEL LAYOUT
- TWO BATHROOMS
- OFF-ROAD PARKING
- FLEXIBLE LAYOUT

13 Colston Close, Bradford BD8 0BN

**** IMPRESSIVE MODERN LINK-DETACHED ** THREE DOUBLE BEDROOMS ** LARGE LOUNGE & DINING SPACE ** INTEGRAL GARAGE & DRIVEWAY **** This superb detached property in BD8 is well presented throughout and has been well cared for by the current owners. The property has a split-level layout and briefly comprises of, to the ground floor - entrance hall, master bedroom with en-suite and access to the garage. A half staircase takes you to a landing area with access to the kitchen, two double bedrooms, bathroom and an office/ study. A few steps up from the landing takes you to a large lounge and open plan dining room with doors leading out to a balcony. A good-sized private garden to the rear completes this superb family home.



Council Tax Band: E



GROUND FLOOR

Entrance Hall

15'2 x 5'4

The front entrance door leads into a hallway with stairs off to the first floor and doors off to the master bedroom and garage. Vertical radiator with integrated mirror.

Bedroom One

13'5 x 11'9

Fully fitted with wall-to-wall wardrobes, overhead cupboards and bedside cabinets. Three windows to the front elevation, central heating radiator and a door to an en-suite shower room.

Ensuite

A fully tiled ensuite comprising of a large walk-in shower enclosure with a rainfall shower, wall mounted washbasin and a low flush WC. Window to the side elevation, extractor and a chrome heated towel rail.

Garage

17'5 x 17'1

A spacious integral garage with access from the hallway, an electric remote control door and a utility area with plumbing for a washing machine, plus space for a tumble dryer.

FIRST FLOOR

Landing

Landing area with doors off to the kitchen, two bedrooms, bathroom and an office/fourth bedroom. A few steps from here lead up to the lounge & dining space.

Kitchen

12'5 x 7'2

A modern white fitted kitchen with black granite working surfaces and integrated appliances including a fridge, electric oven, gas hob and extractor. Stainless steel sink & drainer, windows to the front and side elevations and a door to the rear garden. Steps from the kitchen lead up to the dining room.

Bedroom Two

12'4 x 9'1

Window to the rear elevation and a central heating radiator.

Bedroom Three

11'4 x 9'1

Window to the rear elevation, store cupboard with hanging rail and a central heating radiator.

Office

5'4 x 5'4

Window to the rear elevation and a central heating radiator.

Bathroom

A fully tiled family bathroom comprising of a panelled bath with centre taps, wall mounted washbasin and a low flush WC. Chrome heated towel rail and a window to the side elevation.

SECOND FLOOR

Lounge

16'6 x 15'2

A spacious reception room with an archway leading through to the dining room. Marble fireplace with a modern glass fronted gas fire, four windows to the front elevation and two central heating radiators.

Dining Room

16'6 x 8'1

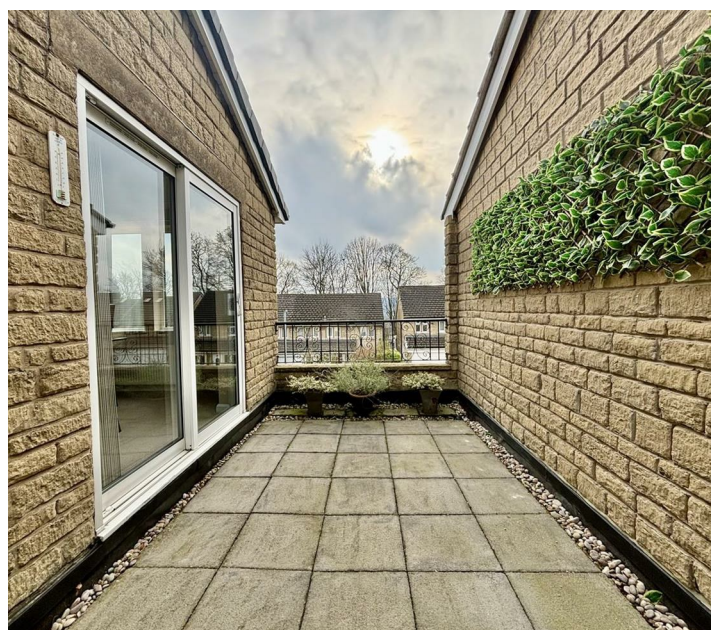
Window to the front elevation, sliding patio doors to the side elevation giving access to the balcony and access to the kitchen. Central heating radiator.

Balcony

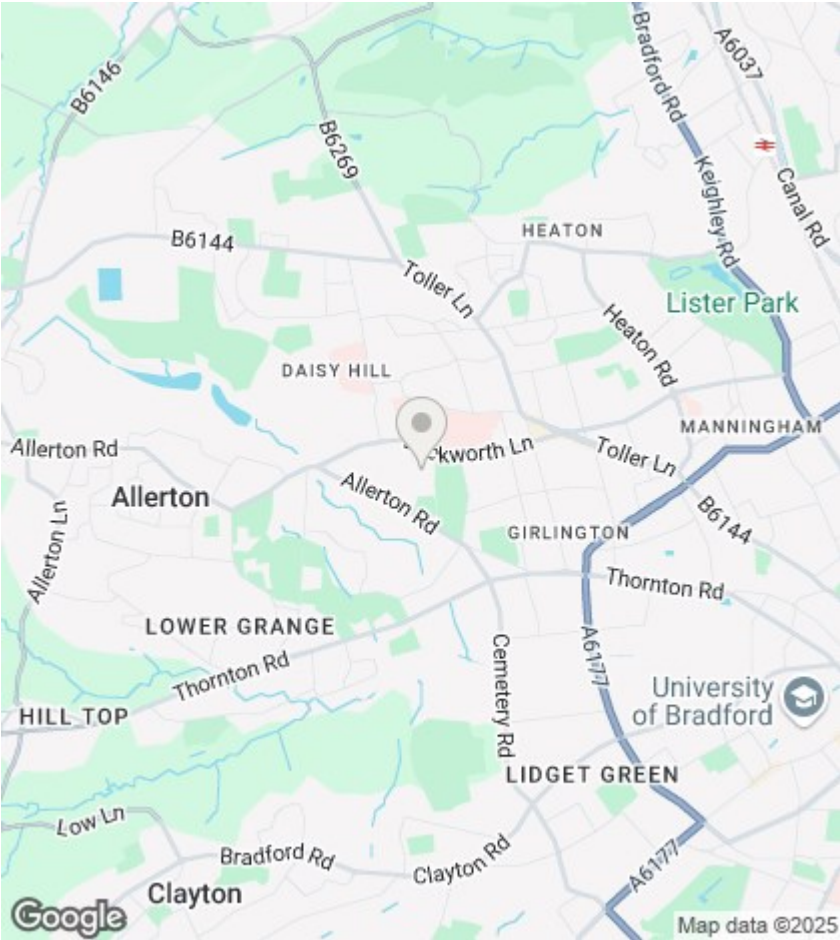
An attractive private balcony with space for sunloungers or a dining set.

EXTERNAL

To the front of the property is an open plan driveway with off-road parking and a lawn with flowerbed borders. A path to one side gives access to the rear. The rear garden is a good size, and is very private. Consisting of lawned areas, raised flowerbeds, a paved patio seating area and a good range of mature shrubs, trees and planting.







Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC