



## 14 Foxhill Grove, Queensbury, Bradford, BD13 2JN

Offers Over £280,000

- FOUR/FIVE BEDROOM SEMI-DETACHED BUNGALOW
- TWO BATHROOMS
- BESPOKE HANDMADE KITCHEN
- LOCAL PRIMARY SCHOOLS
- PERFECT FOR FAMILIES
- TWO RECEPTION ROOMS
- ONE - TWO GROUND FLOOR BEDROOMS
- CLOSE TO VILLAGE AMENITIES
- UPVC DOUBLE GLAZING
- EARLY VIEWING ADVISED



# 14 Foxhill Grove, Bradford BD13 2JN

**\*\* FOUR-FIVE BEDROOM SEMI-DETACHED BUNGALOW \*\* GROUND FLOOR BATHROOM \*\* ONE-TWO GROUND FLOOR BEDROOMS \*\* TWO RECEPTION ROOMS \*\*** This well presented, four-five bedroom semi detached bungalow is situated in a quiet area of Queensbury, close to village amenities and local schools. The property benefits from four bedrooms, with a versatile room that could be used as a fifth bedroom, an office, utility room etc. The property is tastefully appointed throughout and enjoys quality fixtures & fittings. Externally the property benefits from gardens front and rear, a detached garage and a driveway for up to three cars. Book your viewing today and be one of the first to view this impressive family home.



Council Tax Band:



## **ENTRANCE VESTIBULE**

Tiled floor, central heating radiator and a door to the hall.

## **HALL**

14'9 x 8'6

A spacious hallway with a solid oak floor, central heating radiator and doors off to all ground floor rooms.

## **KITCHEN**

8'2 x 10'5

A handmade bespoke fitted kitchen with an integrated fridge and washing machine, double range gas cooker with extractor and solid oak flooring. There is a black composite sink and drainer, display cabinets and a breakfast bar.

## **LOUNGE**

10'9" x 17'8"

The focal point of the room is a superb period style solid granite fireplace with a cast iron living flame gas fire. Window to the front, central heating radiator, and double doors leading off to the dining room.

## **DINING ROOM**

10'9" x 11'9"

Open stairs lead off to the first floor, two central heated radiators and French doors leading to the rear garden.

## **BEDROOM FIVE / OFFICE**

6'10" x 5'10"

Window to the side and a central heating radiator. A versatile space that could be used as a fifth bedroom, office, utility etc

## **BEDROOM ONE**

10'9" x 10'2"

Master bedroom with a window to the rear and a central heating radiator.

## **BATHROOM**

Mosaic tiled floor with under floor heating and a modern bathroom suite comprising of a W/C, pedestal wash basin and a double width walk in shower with mains powered shower. Window to the side and a centrally heated towel rail.

## **FIRST FLOOR**

## **BEDROOM TWO**

10'5" x 9'2"

Window to the rear, central heated radiator and two double fitted wardrobes.

## **BEDROOM THREE**

7'2" x 9'2"

Window to the rear and a central heating radiator.

## **BEDROOM FOUR**

9'6" x 8'10"

Velux roof window and a central heating radiator.

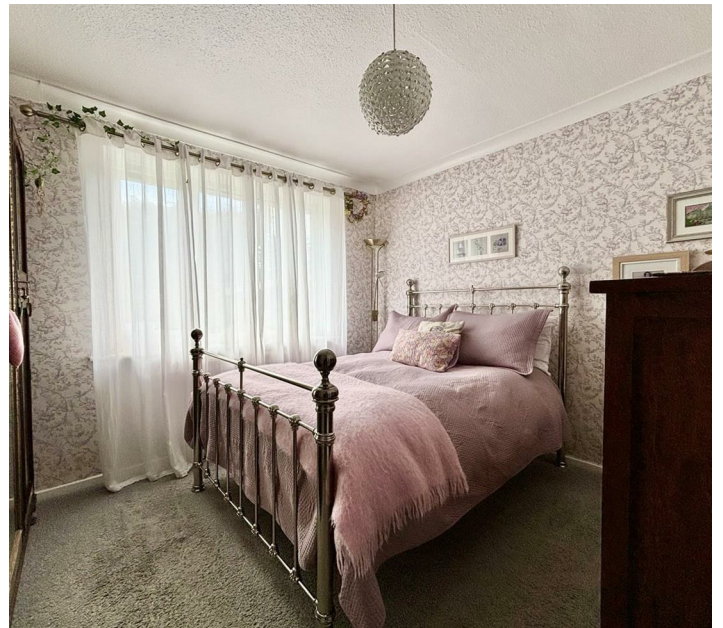
## **BATHROOM**

Panelled bath with telephone style tap, W/C, pedestal wash basin, large velux window and a centrally heated towel rail with integrated radiator,

## **EXTERNAL**

To the front of the property is an open-plan lawn, flower beds and a blossom tree. To the side is a paved drive for three cars, outside tap and a single detached garage. To the rear is a private garden with a paved patio seating area, lawn, raised flower beds and a variety of mature plants and shrubs.

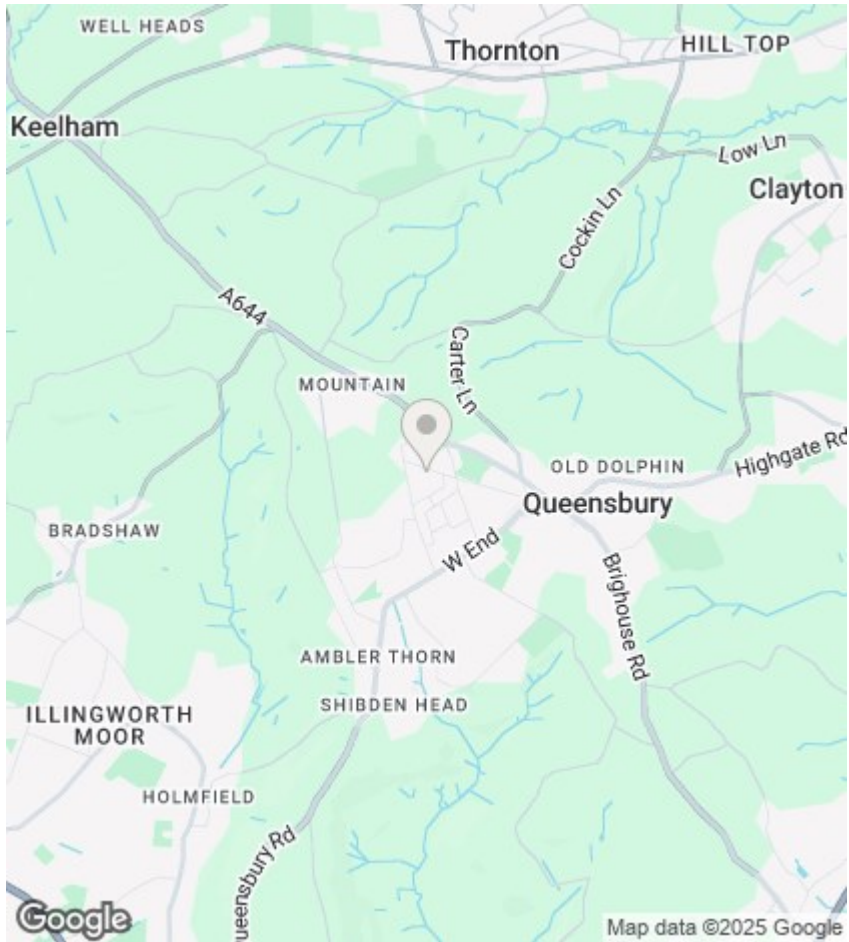












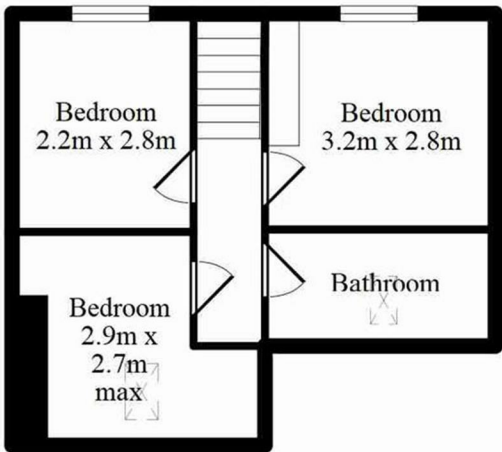
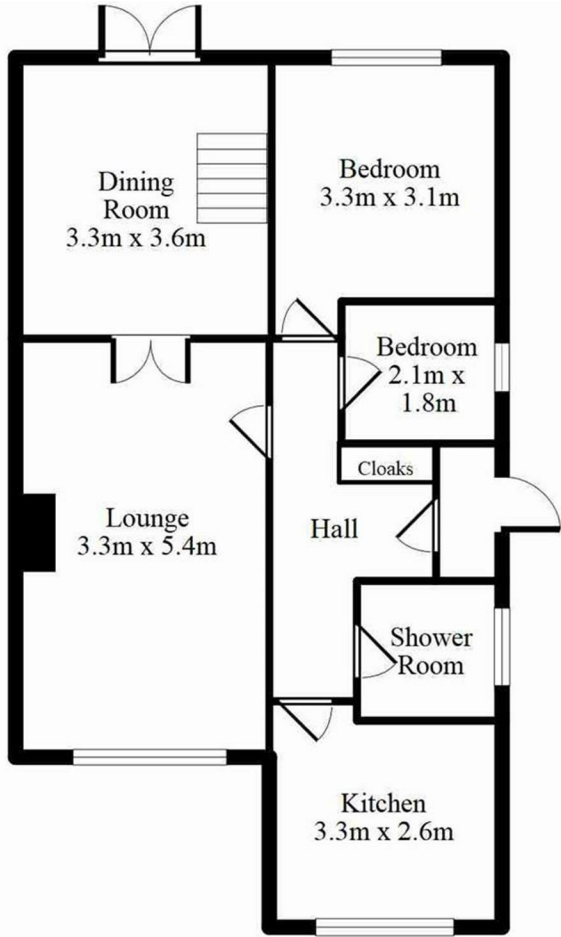
## Directions

## 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) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>67</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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025