



## 3 Shibden Head Court, Queensbury, Bradford, BD13 2NY

Asking Price £360,000

- REFURBISHED FOUR BEDROOM DETACHED
- NEW KITCHEN & BATHROOMS
- UPGRADED ELECTRICS
- NEW CENTRAL HEATING BOILER
- PARKING FOR SEVERAL CARS
- SOUGHT-AFTER POSITION
- RE-DECORATED THROUGHOUT
- NEW TRIPLE GLAZING THROUGHOUT
- GOOD-SIZED ENCLOSED REAR GARDEN
- ELEVATED POSITION

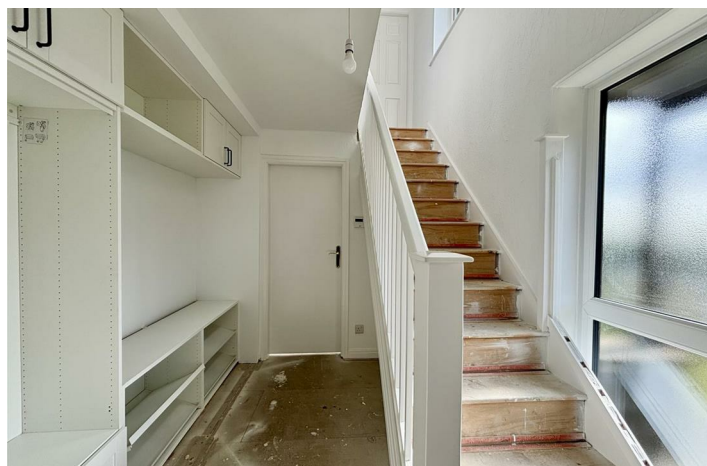


# 3 Shibden Head Court, Bradford BD13 2NY

**\*\* SPACIOUS FOUR BEDROOM DETACHED \*\* NEW KITCHEN & BATHROOMS \*\* NEW TRIPLE GLAZED WINDOWS \*\* MANY RECENT IMPROVEMENTS \*\* DISTANT VALLEY VIEWS \*\*** Bronte Estates are delighted to bring to the market this executive detached property at Ambler Thorn on the outskirts of Queensbury. 3 Shibden Head Court sits in a commanding position with open views to the front and sits on a good-sized plot with a double garage, sizeable rear garden, off-road parking for several cars and a good level of privacy. The current owner has carried out a recent program of modernisation and the property is now ready for its new owner! Briefly comprising of: Entrance Hall, 20' Living Room, Dining Kitchen (previously two rooms) with a brand new Wren kitchen, ground floor WC, first floor Landing, Master Bedroom with a new Ensuite, three further Bedrooms and a new family Bathroom. Gardens front & rear, double Garage & Driveway.



Council Tax Band: E



### **Entrance Hall**

10'8 x 7'7

A bright and spacious hallway with stairs leading off to the first floor and a range of fitted cabinets including shelving, coat storage and shoe racks. Composite front entrance door and side window, central heating radiator and doors off to the lounge, dining-kitchen and WC.

### **Living Room**

19'11 x 12'8

A large living space with a bay window to the front elevation with distant views, plus two further windows to the rear elevation. Three central heating radiators and a gas fire set in traditional style surround.

### **Dining-Kitchen**

16'11 x 16'2

The vendor has recently knocked the dining room and kitchen into one, to create a large open space. Fitted with a brand new shaker style Wren kitchen with white Quartz working surfaces and matching up-stands. A range of integrated appliances include a Fridge-Freezer, Bosch electric oven, Bosch gas hob, extractor and a dishwasher. Space for a washing machine and tumble dryer, along with windows to the side and rear elevations and a pair of French doors to the rear garden. A great family space for entertaining with room for a large dining table & chairs or perhaps an island unit.

### **WC**

A fully refurbished ground floor WC with a floating washbasin with storage below, boiler cupboard, window to the front elevation and a low flush WC.

### **First Floor Landing**

A spacious landing area with fitted storage cupboard, doors off to all bedrooms & bathroom and a window to the front elevation with stunning open views.

### **Bedroom One**

14'5 x 11'8

Master bedroom with a window to the rear elevation, two wall light points, a central heating radiator and a door to the en-suite.

### **Ensuite**

A fully refurbished en-suite comprising of a double width walk-in shower enclosure with a rainfall shower and glass partition, WC and a wide floating washbasin with storage below. Colour changing LED mirror, window to the rear elevation and a central heating radiator.

### **Bedroom Two**

11'5 x 9'0

Window to the rear elevation, digital wall safe and a central heating radiator.

### **Bedroom Three**

9'0 x 8'6

Window to the front elevation and a central heating radiator.

### **Bedroom Four**

8'6 x 7'1

Window to the front elevation and a central heating radiator.

### **Bathroom**

A fully refurbished four piece family bathroom comprising of a shower enclosure with glass folding door and a rainfall shower, wide floating washbasin with storage below, WC and panelled bath with centre taps. Feature vertical polished chrome heated towel rail and a colour changing LED wall mirror.

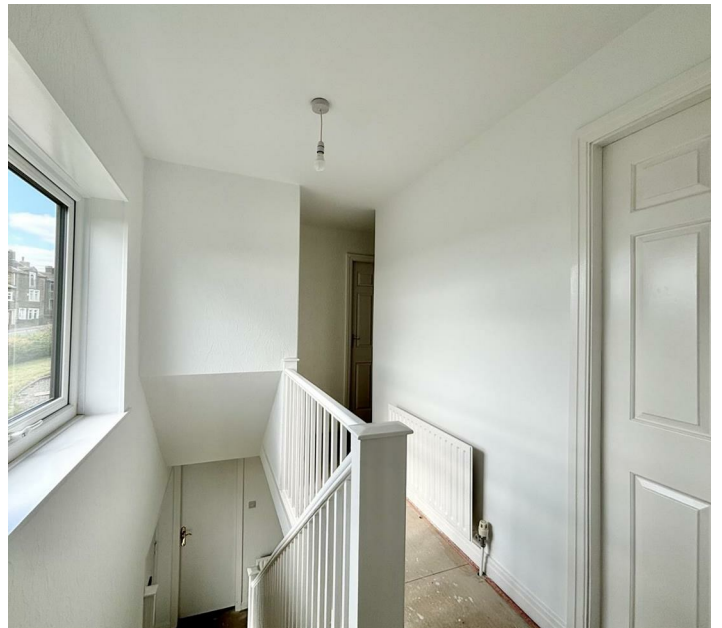
### **External**

To the front of the property is an open plan lawn area and flower beds. The driveway sweeps up from the roadside to the side of the house with parking for several cars and access to the garage. To the rear is a large private garden with a paved patio, raised flowerbeds and a good-sized lawn with a stone wall boundary to the rear and a range of mature shrubs and trees.

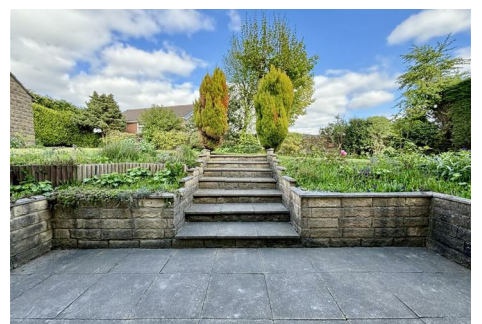
### **Garage**

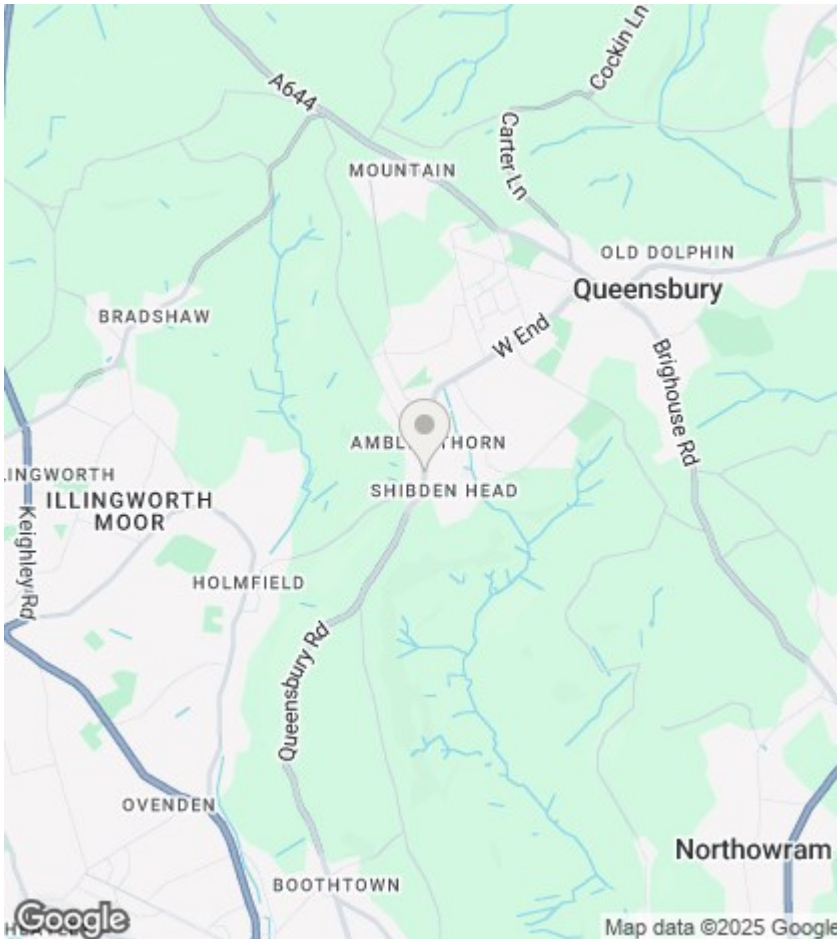
Double garage with two electric remote control doors and a window to the rear.











## 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		
(69-80) C	71	76
(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	

