



5 Cheriton Drive, Queensbury, Bradford, BD13 1QS

Offers Over £395,000

- IMPRESSIVE FOUR BEDROOM DETACHED
- STUNNING REAR GARDEN
- FITTED NEFF APPLIANCES
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- GOOD SIZE FAMILY HOME
- SET ON A LARGE PLOT
- LOUNGE, DINING ROOM & KITCHEN
- FAMILY BATHROOM & ENSUITE
- POPULAR RESIDENTIAL LOCATION
- BOOK A VIEWING TODAY TO AVOID DISAPPOINTMENT

5 Cheriton Drive, Bradford BD13 1QS

**** IMPRESSIVE FOUR BEDROOM DETACHED ** SET ON A LARGE PLOT ** STUNNING REAR GARDEN ** WELL PRESENTED THROUGHOUT **** This highly desirable family home in Queensbury is a must for family buyers looking for a spacious detached with great outdoor space! Briefly comprising of an entrance hall, lounge, dining room, ground floor WC and a dining kitchen with granite working surfaces and a range of integrated NEFF appliances. To the first floor are four bedrooms, master with ensuite and a family bathroom. The main feature of this property is the leafy position, offering a good degree of privacy and a very large back garden with a summerhouse/bar. We are expecting a high demand, arrange your viewing ASAP.



Council Tax Band: E



ENTRANCE HALL

Oak flooring, internal doors, stairs to the first floor, central heating radiator.

GROUND FLOOR CLOAKROOM

Oak flooring, low flush WC, floating wash basin with storage below, central heated towel rail, window to the side.

LOUNGE

15'9 x 11'9

Feature wood burning stove with granite hearth, two wall lights, central heating radiator, bay window to the front, open to...

DINING ROOM

11'2 x 9'10

French doors to the rear, central heating radiator.

KITCHEN

Modern kitchen with fitted base & wall units, granite work surfaces, matching island with breakfast bar & storage, Neff integrated appliances to include dish washer, fridge freezer, electric double oven, warming drawer, microwave, gas hob & extractor above. Brushed stainless steel feature radiator, window to the rear.

FIRST FLOOR LANDING

12'10 x 6'5

Open spindle balustrade, fitted airing cupboard, central heating radiator, window to the side.

BEDROOM ONE

11'9 x 11'2

Five door fitted wardrobe, central heating radiator, window to the front.

ENSUITE

Modern three piece suite to include; corner rainfall shower with glass door, low flush WC, large wash basin with storage below, tiled floors, tiled walls, central heated towel rail, window to the front.

BEDROOM TWO

11'4 x 11'3

Laminate flooring, central heating radiator, window to the rear.

BEDROOM THREE

9'4 x 8'6

Central heating radiator, window to the front.

BEDROOM FOUR

8'5 x 7'8

Central heating radiator, window to the rear.

BATHROOM

Modern three piece bathroom suite to include; P shape bath with thermostatic shower above, low flush WC, wash basin with storage below, tiled flooring, central heated towel rail, window to the rear.

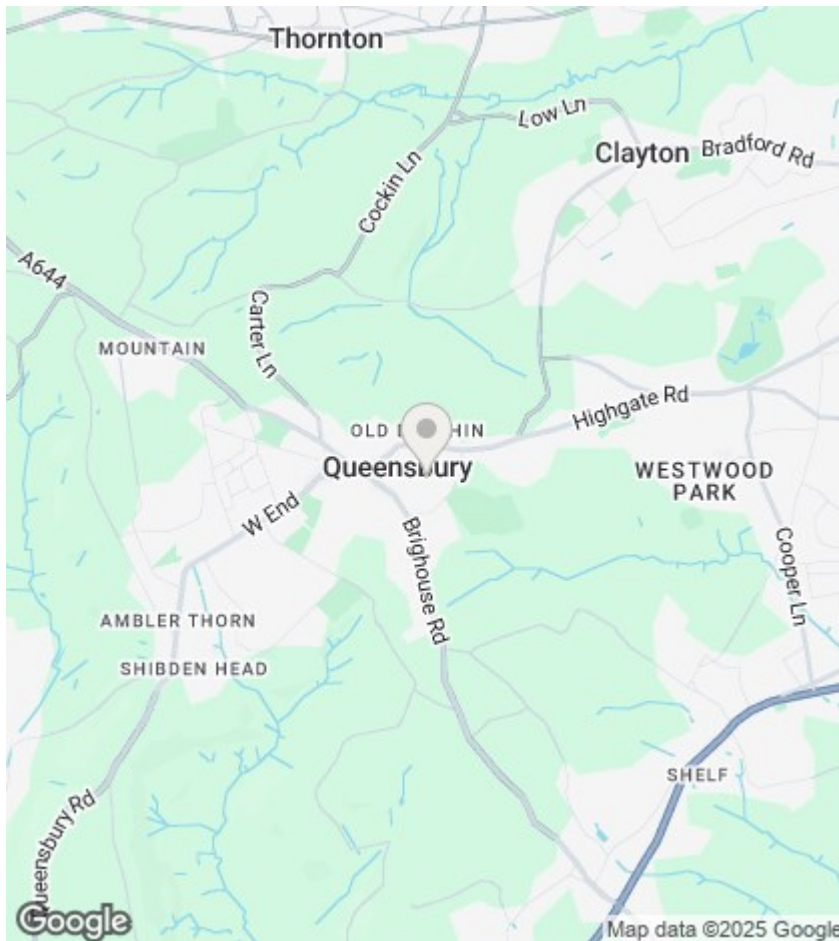
EXTERIOR

Good size open plan garden to the front with lawn, flower beds, secure gate at one side leading to the rear garden. Driveway parking for two cars leading to a single garage with remote controlled electric doors.

Very large rear garden with paved patio seating area, lawn flower beds, mature trees & shrubs, summerhouse, outside tap, side door into the garage.







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	74	83
(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

Ground Floor



First Floor

