



23 Grouse Moor Lane, Queensbury, Bradford, BD13 1NS

£450,000

- SPACIOUS FOUR BEDROOM DETACHED
- LARGE CORNER PLOT
- BACKING ON TO OPEN FIELDS TO THE REAR
- POTENTIAL GROUND FLOOR ANNEX
- A MUCH LOVED FAMILY HOME
- SOUGHT-AFTER POSITION
- DOUBLE GARAGE & PARKING FOR SEVERAL CARS
- WELL PRESENTED THROUGHOUT
- THREE-FOUR RECEPTION ROOMS
- EARLY VIEWING ADVISED

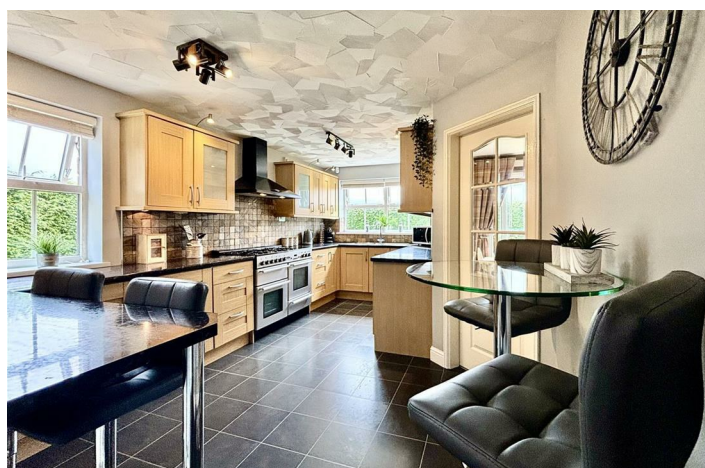


# 23 Grouse Moor Lane, Bradford BD13 1NS

**\*\* EXTENDED FOUR BEDROOM DETACHED \*\* THREE-FOUR RECEPTION ROOMS \*\* FLEXIBLE LAYOUT**  
**\*\* SET ON A LARGE PLOT \*\*** This stunning detached family home in the sought-after Mountain area of Queensbury sits in the corner of a quiet cul-de-sac with no passing traffic and offers an abundance of space for a growing family. To the ground floor are two large well appointed reception rooms, a snug/office, dining room, dining kitchen, utility, WC and hallway. To the first floor are four good-sized bedrooms, master with en-suite and a family bathroom. Open rural views to the rear, a large family friendly enclosed and private rear garden, ample off-road parking to the front for several cars, along with a double garage. We are expecting a high demand for this highly desirable, spacious property. Register your interest with us ASAP.



Council Tax Band: E



## Ground Floor

### Entrance Hall

The front door leads into a spacious hallway with stairs off to the first floor, solid oak floor, cloaks cupboard, central heating radiator and doors off to the lounge, dining room, snug, WC and the kitchen.

### Lounge

19'2 x 11'8

A spacious reception room with a bay window to the front elevation and sliding patio doors leading to the rear garden. Two central heating radiators.

### Sitting Room

16'2 x 15'10

Another good-sized reception room with two windows to the front elevation, two central heating radiators and a feature brick chimney breast & recess, housing a stove style electric fire.

### Kitchen

19'3 x 10'8

Fitted with a range of base and wall cabinets, laminated work surfaces over and complimentary splash-back wall tiling. There are windows to the side and rear elevations, a breakfast bar, stainless steel sink & drainer with mixer tap and a gas range with two ovens, grill, plate warmer, pan drawer and five gas rings. There are two integrated under-counter fridges, dishwasher and a central heating radiator.

### Utility Room

Plumbing for a washing machine, central heating boiler and radiator, plus fitted base and wall units with a work surface and stainless steel sink. Exterior door to the side elevation.

### Dining Room

10'5 x 8'8

Sliding patio doors to the rear elevation and a central heating radiator.

### Snug/Office

9'11 x 9'7

A versatile space, currently used as a small sitting room but could also be utilised as a home office/study or play room.

## WC

Ground floor WC with a pedestal washbasin, central heating radiator and a window to the side elevation.

## First Floor

### Landing Area

Access to the loft space via a drop down ladder, airing cupboard and a central heating radiator.

### Master Bedroom Suite

10'10 x 10'8

Window to the rear with stunning uninterrupted rural views! Central heating radiator and an archway leading to the dressing room and en-suite.

### En-suite

10'8 x 7'2

A spacious four piece bathroom comprising of a panelled bath, corner shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Heated towel rail, storage cupboard and a window to the front elevation.

### Walk-in-Wardrobe

7'4 x 4'7

Fitted with a range of shelving and clothes hanging space.

### Bedroom Two

9'5 x 9'0

Fitted wardrobes with mirror front sliding doors, window to the front elevation and a central heating radiator.

### Bedroom Three

9'2 x 7'9

Window to the rear elevation with open views and a central heating radiator.

### Bedroom Four

8'9 x 7'1

Window to the rear elevation with superb rural views and a central heating radiator.

### Family Bathroom

An impressive fully tiled family bathroom comprising of a large walk-in rainfall shower, washbasin with mixer tap set on a plinth with LED wall mirror and a low flush WC. Feature



tiling and open shelving, heated towel rail, LED spotlights and a window to the front elevation.

### External

To the front of the property is a large open-plan driveway with parking for four cars and a further two spaces in the double garage. Raised patio seating area and access to the front of the house. To the rear of the property is a large and very private enclosed garden, mainly laid to lawn, with a paved patio, two garden sheds (10' x 5' and 8' x 4' one has power and light) CCTV all round and exterior lighting.

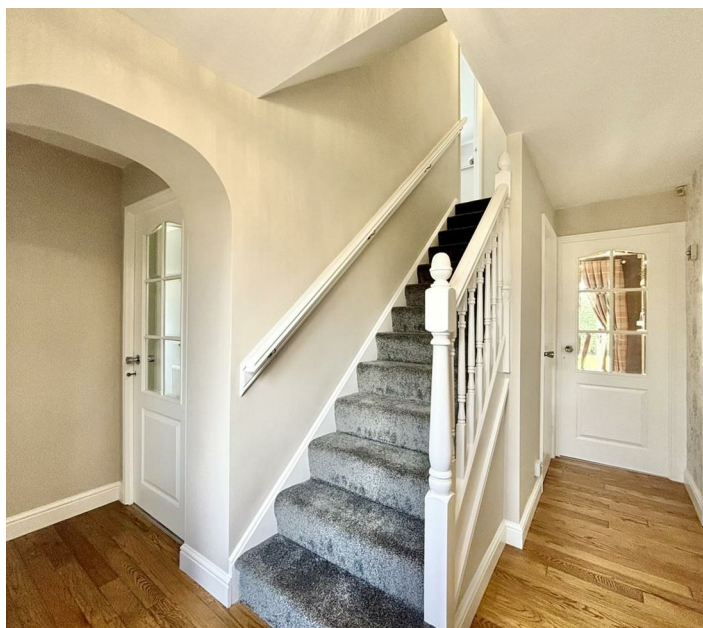
### Double Garage

An attached double garage with two 'up and over' doors, power and light.

### Additional information

Due to the attached double garage and several reception rooms, there could be the opportunity to create a separate annex / granny flat or space for a relative to live independently to the main house, subject to securing any required permissions/approvals. This is a large detached property in a desirable position offering a good degree of privacy. The current owners have lived here for many years and are now looking to down-size. Situated in proximity to highly regarded local schools (Russell Hall, Fox Hill, Shibden Head, North Halifax Grammar). Arrange your viewing ASAP before its too late.

### EPC & Floorplan to follow











## Directions

## Viewings

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

## EPC Rating:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(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	

