



**26 Grouse Moor Lane, Queensbury, Bradford, BD13 1NS**

**£345,000**

- MODERN FOUR BEDROOM DETACHED
- WELL PRESENTED THROUGHOUT
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- ENSUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- OFF-ROAD PARKING
- FOUR DOUBLE BEDROOMS
- DESIRABLE CUL-DE-SAC POSITION

# 26 Grouse Moor Lane, Queensbury BD13 1NS

\*\* FOUR BEDROOM DETACHED \*\* POPULAR MOUNTAIN AREA OF QUEENSBURY \*\* CUL-DE-SAC POSITION \*\* TWO RECEPTION ROOMS \*\* TWO BATHROOMS \*\* Bronte Estates are pleased to offer for sale this well presented four bedroom detached at Mountain. Situated at the end of Grouse Moor Lane in the cul-de-sac and benefitting from off-road parking to the front and a generous garden to the side and rear. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Dining-Kitchen, ground floor WC, integral Garage, four first floor Bedrooms, Master with En-suite and a family Bathroom. Parking to the front for two cars, garage and wrap-around gardens. Early viewing id advised.



Council Tax Band: D



## **HALL**

Stairs leading to first floor landing with an oak balustrade, central heating radiator and doors off to the lounge, kitchen dining room, WC and the garage.

## **DINING ROOM**

13'10 x 8'5

Bay window to the front elevation and a central heating radiator.

## **LOUNGE**

14'3 x 14'2

Bay window to the rear with French doors and views across the garden, fireplace with marble inlay & hearth and a central heating radiator.

## **DINING KITCHEN**

15'2 x 8'5

Fitted with a good range of wall and base cabinets with working surfaces over and luxury Travertine marble tiling. Integrated microwave, porcelain sink and mixer tap and plumbing for a dishwasher. A large gas range cooker with seven ring gas hob, two ovens, grill and warming drawer is included in the sale plus a matching extractor hood above. Windows to the side and rear plus a external side door.

## **WC**

W/C, pedestal hand wash basin, central heating radiator and an extractor fan.

## **GARAGE**

17'4 x 8

Up and over door, central heating boiler, power and light. Utility area with plumbing for a washing machine and space for a tumble dryer.

## **FIRST FLOOR LANDING**

Airing cupboard, loft hatch, central heating radiator and doors off to all bedrooms and the bathroom.

## **BEDROOM ONE**

11'7 x 11'7

Window to the front elevation, central heating radiator and fitted mirror front wardrobes. Door to:

## **ENSUITE**

Shower cubicle with electric shower, wash basin

set on a vanity unit, W/C, central heating radiator, window to the front and an extractor fan.

## **BEDROOM TWO**

11'3 x 8'3

Window to the front elevation and a central heating radiator.

## **BEDROOM THREE**

11 x 9'1

Window to the rear elevation, central heating radiator and mirrored fitted wardrobes.

## **BEDROOM FOUR**

11'7 x 8

Window to the rear elevation and a central heating radiator.

## **BATHROOM**

Panelled bath and electric shower over, wash basin with storage below, W/C, window to the side, central heating radiator and an extractor fan.

## **EXTERNAL**

Enclosed child or pet friendly garden to the rear consisting of lawned areas, paved patio, flower beds, plus a range of mature shrubs and trees. To one side is a further patio area with a garden shed. Lockable gates can be found at both sides of the property leading to the rear. To the front is an open plan two car driveway and boundary hedging.







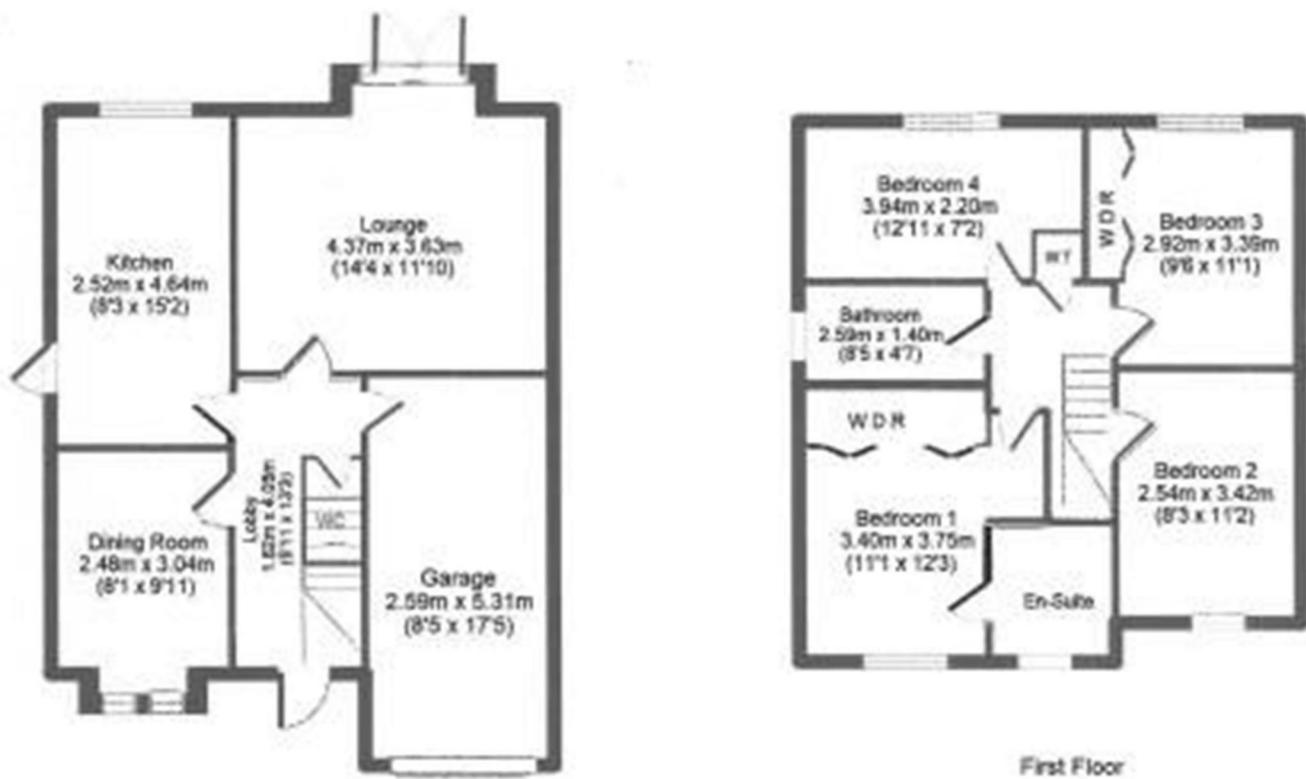
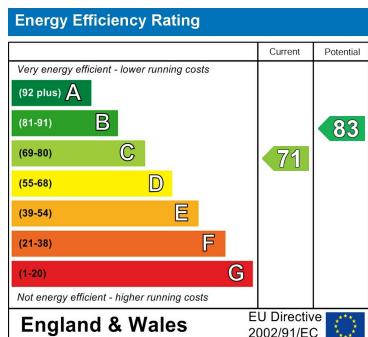
## Directions

## Viewings

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

## EPC Rating:

C



Ground Floor

This floor plan has been created for illustrative purpose only.  
Measurements/dimensions are approximate and layout should only be used for guidance.