



## 33 Moor Close Lane, Queensbury, Bradford, BD13 2NS

Offers Over £399,950

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Constructed in 2019, a delightful executive-style five-bedroom, detached family home situated in Moor Close Lane, Queensbury. This stunning family home is offered to the market in excellent decorative order. Offering spacious and well-proportioned living accommodations throughout. The property benefits from a spacious garage conversion that can be used as a bedroom or another reception room. EPC rating B. Please note this property benefits from 5 years remaining on its NHBC warranty certificate.



### Entrance Hall

Carpeted flooring, wall-mounted radiator and composite front doors leading to the fifth bedroom/reception room. Downstairs storage cupboard and doors to the living room, kitchen dining room.

### Living room

A cosy space with carpeted flooring and a UPVC bay window with views to the front of the property. There is plenty of space for furniture and wall-mounted TV sockets.

### Bed Five/ Reception room

A good-sized room with carpeted flooring and UPVC windows view to the front of the property. Space for a double bed and sofa area. This room can also be used as an extra reception room.

### Kitchen Dining room

This is the heart of the house with polished chrome floor tiles and space for a large family dining table and chairs. A fully fitted kitchen with a range of floor and wall-mounted high gloss units. Wall-mounted double oven and five-ring gas hob. Stainless steel extractor fan plus tiled splashbacks. Storage drawers and under cabinet lighting. UPVC window with views to the garden. One-and-a-half bowl sinks with draining board and mixer tap. Integrated appliances such as a dishwasher and a fridge freezer. A large set of UPVC double-glazed windows with double French doors opening out onto the terrace and garden area. There is also a door leading to the utility room.

### Utility room

Polished porcelain floor tiles and space for washing machine and dryer. Floor and wall-mounted storage units and a composite door leading to the garden area. The door leading to the downstairs WC

### WC

Polished porcelain floor tiles with a vanity-style wash basin with a storage cupboard underneath and stainless steel mixer tap. Low-level flush WC wall-mounted radiator and a frosted glass UPVC window.

### Landing

Carpeted flooring with doors leading to the bedrooms and bathroom. Loft hatch.

### Bathroom

Floor-to-ceiling polished porcelain tiles with a vanity-style wash basin and storage cupboard underneath. Low-level flush WC and panelled bath. Frosted glass UPVC window with views to the rear of the property. Large walk-in shower cubicle with a thermostatically controlled mixer shower, rainfall shower head and handheld attachment. Polished porcelain wall-mounted towel rail. High-powered extractor fan and LED spotlights.

### Main room

Double-size room with carpeted flooring. Space for freestanding

wardrobes. UPVC windows with views to the front of the property. A door leads into an ensuite shower room.

### En-suite

Floor-to-ceiling polished porcelain tiles. Wall-mounted heated towel rail. Pedestal sink with mixer. Low-level flush WC. Large walk-in shower cubicle with a thermostatically controlled mixer shower with rainfall showerhead and handheld attachment. There was also a handy storage cupboard. High-powered extractor fan and LED spotlights.

### Bedroom two

Double-size room with carpeted flooring and UPVC windows with views to the front of the property.

### Bedroom three

Double-size room with UPVC window and views to the rear of the property. Space for wardrobes. This room is currently being used as a nursery.

### Bedroom four

Double-size room with carpeted flooring and UPVC window with views to the rear of the property.

### Bedroom five

A good-sized room with carpeted flooring and UPVC windows view to the front of the property. Space for a double bed and sofa area. This room can also be used as an extra reception room.

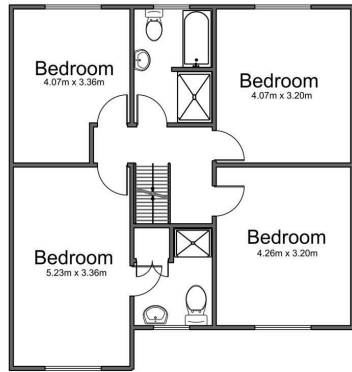
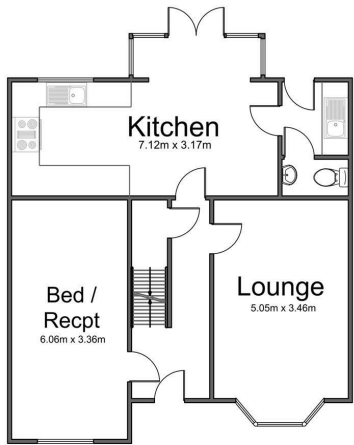
### Outside

To the front of the property, there is a private block paved driveway with ample parking for at least four cars. To the rear of the property, there is a level landscaped private garden with a paved patio area and a level lawn area. The rear garden benefits from a good size terrace, ideal for alfresco entertaining.

### Agent Note

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.