



## 18 Burwood Fold, Queensbury, Bradford, BD13 2FN

£400,000

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This five-bedroom detached house is the epitome of luxury and style, offering high-quality fixtures and fittings throughout. Boasting solar panels and double garage, positioned in a sought-after residential location.



Council Tax Band: E



This exceptional property features five spacious double bedrooms, including a master suite with a dedicated dressing room and an en-suite shower room. With three reception rooms and three additional bathrooms, the home provides abundant space to meet all your family's needs. Located in a serene cul-de-sac, the property offers privacy and tranquillity. For added convenience, a double garage and a large driveway are available for secure parking.

#### Ground Floor

**Entrance Hall:** Includes stairs leading to the first floor and an understairs storage cupboard.

**Kitchen:** Equipped with a range of wall and base units, modern integrated appliances, and an island for additional dining. French doors open onto the rear patio and garden.

**Utility Room:** Features extra unit space, a door to the downstairs WC, and rear access to the garden.

**Dining Room:** Front-facing bay window, carpet flooring, and ample space for dining furniture.

**Lounge:** Front-facing bay window and carpet flooring.

#### Ground Floor WC

#### First Floor

**Master Bedroom:** Front-facing window, carpet flooring, fitted wardrobes, and an en-suite shower room.

**Bedroom 2:** Front-facing window, carpet flooring, with ample space for wardrobes and a double bed.

**Bedroom 3:** Rear-facing window overlooking the garden, carpet flooring.

**Main Bathroom:** Includes a paneled bath, WC, pedestal hand wash basin, and rear-facing window.

#### Second Floor

**Bedroom 4:** Generous double room with front and rear-facing windows, carpet flooring, and ample space for wardrobes and double bedroom furniture.

**Bedroom 5:** Front-facing window, carpet flooring, and ample space for double bedroom furniture.

**Bathroom:** Comprises a shower cubicle, WC, and hand wash basin.

#### Exterior

**Rear Garden:** Private garden with patio area.

**Driveway:** Provides ample parking space.

**Double Garage:** Includes solar panels, offering an eco-friendly touch.

This home combines modern living with spacious accommodations, making it an ideal choice for families seeking both comfort and convenience.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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.





