



11 Bradshaw View, Queensbury, Bradford, BD13 2FF

Offers Over £450,000

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A delightful five-bedroom detached property in the popular residential development of Bradshaw View Queensbury. Close to local Schools, shops and other amenities.



Council Tax Band: F



Entrance

Step through the elegant composite door into a welcoming hallway with stylish SPC effect flooring and a chic grey fitted radiator. The hallway provides access to the kitchen, lounge, W/C, and a convenient storage cupboard.

Lounge

This expansive family lounge offers ample space for various sofa arrangements, a coffee table, and a media unit. Enjoy cozy evenings with a fully functional gas fire and plenty of room for a wall-mounted TV unit. Large double-glazed UPVC windows overlook the front lawn, filling the room with natural light. Double wooden doors lead seamlessly into the dining room.

Dining Room

The spacious dining room is perfect for family gatherings, featuring wall-mounted radiators and grey double-glazed doors that open to the rear garden, ensuring an abundance of natural light. This room flows effortlessly into the kitchen.

Kitchen

A stunning black bespoke kitchen equipped with modern integrated AEG appliances, including a grill, oven, electric hob, and extractor fan. The kitchen also features an integrated dishwasher, ample wall and floor-mounted storage units, and an adjustable stainless steel sink with a brushed aluminium splash-back. There's space for an American-style fridge freezer and a wine rack. The breakfast bar accommodates four stools. The utility area includes additional cupboards and plumbing for a washing machine and dryer. French doors open to the rear garden, and an exterior door leads to the side of the property.

W/C.

Vanity unit and wash hand basin, low level flush toilet and grey towel radiator.

Reception Room

This versatile space can be arranged with multiple sofas and a media unit, creating a perfect quiet room. A large window overlooks the front lawn, allowing plenty of natural light. This room connects to Bedroom One.

Bedroom One

A cozy single bedroom with large windows offering views of the lawn. The fitted wardrobes enhance a minimalist feel. This bedroom leads to the en-suite.

En-Suite

Features a corner shower, toilet, and sink, with a wall-mounted towel heater and a shaving point.

First Floor Landing

Highlighted by a stylish glass balustrade and a solid Oak staircase, the landing provides loft access and leads to four bedrooms and the house bathroom.

Bedroom Two - Principal Bedroom

This luxurious space accommodates a king-sized bed and additional free-standing furniture. It includes access to a walk-in wardrobe and leads to an en-suite.

En-Suite

Includes a toilet with a corner bar mixer shower, a floating vanity unit with a wash hand basin, a wall-mounted towel heater, and a digital mirror. The flooring is SPC.

Bedroom Three

A double bedroom with a rear view window, offering space for free-standing furniture and a media unit.

Bedroom Four

Another double bedroom with a rear view window, perfect for free-standing furniture and a media unit.

House Bathroom

Features a rainfall bar mixer shower over the bath, a low-level toilet, and a floating vanity sink with a wash hand basin. The flooring is SPC.

Bedroom Five

A double bedroom with views over the front lawn and access to walk-in wardrobes.

Garden

A large, family-friendly garden with play areas, shrubs, and trees providing privacy. The south-facing orientation ensures sun throughout the day. The garden includes a patio area with ample space for outdoor furniture.

Parking

The driveway offers parking for up to four cars.

Agent Notes.

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





