



5 Hainsworth Moor Drive, Queensbury, Bradford, BD13 2NA

£270,000

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This beautifully refurbished and extended semi-detached property has been transformed into a stunning, modern family home over the course of the current owners' ten-year tenure.



Council Tax Band: C



Every room has been thoughtfully redesigned and redecorated, creating a stylish and functional living space throughout. A highlight of the home is the impressive single-storey extension at the rear, which offers a spacious open-plan living, dining and kitchen area, featuring bi-fold doors that open seamlessly into the garden.

Recent updates include kitchen extension (2019) a brand-new roof (2024), a new front door (2023), a new boiler (2022) and a modernised bathroom (2017), ensuring the home is truly "ready to move into" with minimal fuss and peace of mind that the property has been more than well-maintained.

A welcoming hallway is your first introduction inside the property and sets the tone for the home's contemporary aesthetic. Throughout the ground floor, the parquet flooring enhances the stylish, practical living spaces.

Off the hallway a cosy but spacious, carpeted lounge has room for large sofas and living room furniture, features a cosmetic fireplace and the bay window allows natural light to flood in. This provides a perfect spot to relax at the front of the house day or night, away from the heart of the home.

Moving through the hall to the stunning contemporary kitchen, this features a central island and a range of integrated appliances, including a full-height separate fridge and freezer, dishwasher, tumble dryer and washing machine. A range cooker with three ovens and a gas hob completes this space. In addition to the convenient breakfast bar to the island, this expansive area has room for a separate dining table and chairs and sofas, making it perfect for entertaining in all seasons but with the bi-fold doors opening to a large stone patio and a fully secure garden, this is idyllic in the good weather.

The rear garden starts with an expansive stone patio made private with the single garage wall adjoining, with access door. This then transitions to a lawned area after and then to a compartmentalised play area, currently home to a trampoline, swing set and playhouse. The garden is bordered by high fencing on both sides and a stone wall at the rear. A large established tree offers further privacy on this boundary. All in all this is the ideal outdoor space for all the family but particularly children and pets, providing an ideal balance of space for recreation and relaxation.

Upstairs, an exposed wooden staircase, with runner leads to the first-floor landing which benefits from a window to the side aspect, again making the space feel bright and airy.

The master bedroom, located at the front of the house, benefits from a large bay window that not only provides a bright and airy atmosphere but also offers far-reaching views. This room comfortably accommodates a dressing table and features built-in wardrobes that maximize storage space while maintaining the room's elegant, uncluttered feel.

Bedroom 2 overlooks the rear garden and also benefits from convenient storage in the form of fitted mirror wardrobes which bounce the light around.

Bedroom 3 also overlooks the rear garden and whilst the smaller of the three bedrooms provides more than enough accommodation for a single bedroom suite or could easily be a home office, dressing room or further flexible space.

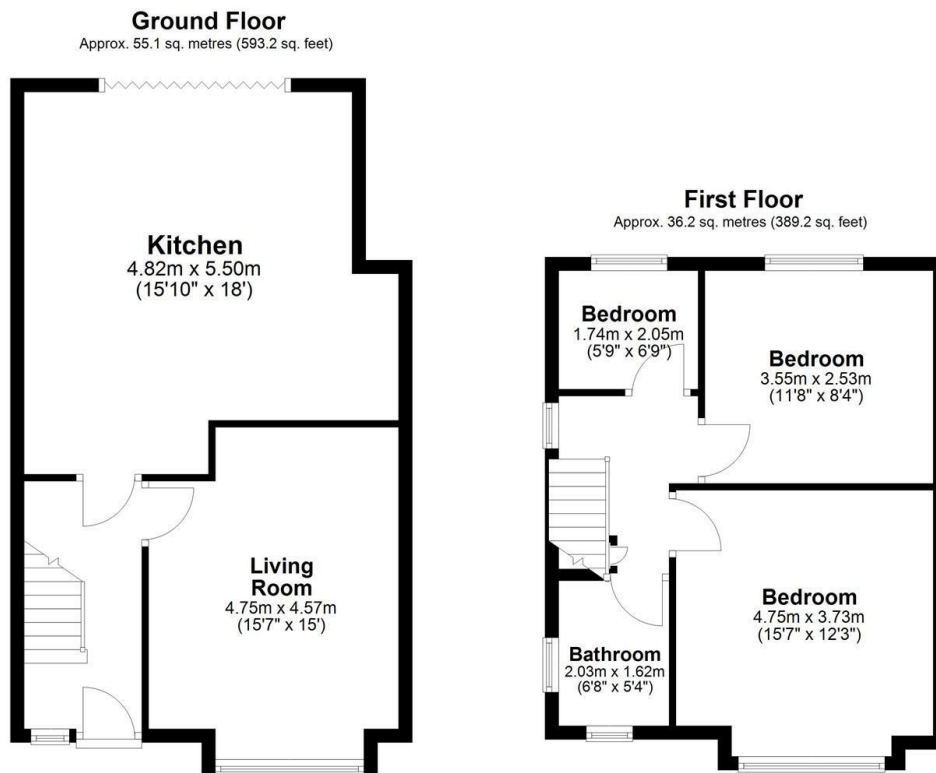
The fully tiled family bathroom serves all three bedrooms, complete with a shower over the bath and an additional rinser attachment to the lower taps, making bath time easier and more enjoyable for children.

The front of the property is complemented by a neatly kept lawn, while the drive provides off-road parking for several vehicles and leads to a single garage, currently used for storage but offering potential for other uses.

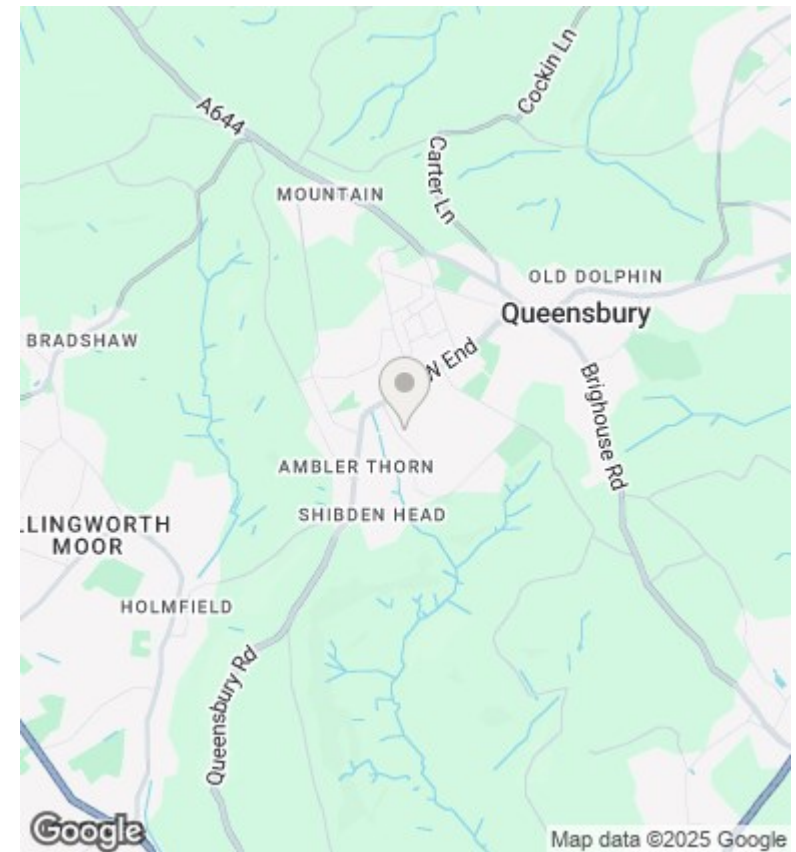
This exceptional home is ideally located just a short drive from Queensbury village, with easy access to local amenities and good schools. The M62 network provides excellent transport links to nearby cities such as Leeds, Halifax, and Manchester, making commuting a breeze. Surrounded by picturesque valley views and walking trails, this property is a perfect family home. Additionally, with no upward chain, it offers a straightforward move for the lucky new owners.

Agents Notes & Disclaimer.

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.



Total area: approx. 91.3 sq. metres (982.3 sq. feet)



Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B	74	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC