



The Conifers, 23 Bush Hill Fold, Queensbury, Bradford, BD13 1NU

£545,000

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This beautifully presented modern five-bedroom family home is nestled in a private setting on a sought-after residential street in Queensbury. Built by the current owners, the home has been thoughtfully designed to cater to the needs of a growing family.



Council Tax Band: E



Boasting well-proportioned living accommodations, the property features five spacious bedrooms, ensuring ample space for everyone. The heart of the home is undoubtedly the stunning kitchen, which showcases a large central island perfect for gatherings and family meals, complete with all modern appliances to enhance your culinary experience.

This property truly is a must-visit, allowing you to fully appreciate the exceptional quality of the internal fittings and the meticulous attention to detail throughout. Don't miss the opportunity to make this remarkable house your family's new home!

Entrance Hall

The entrance hall boasts marble tiled flooring, with doors leading into the downstairs WC, living room, kitchen diner, and gym/study area. Stairs will lead you to the first floor.

Living room

The cozy living room features carpet flooring and three windows overlooking the front driveway, providing plenty of natural light. There is ample space for furniture, complemented by a built-in designer fireplace and under floor heating.

Gym/Reception room

This versatile room, currently used as a gym, features laminate wood flooring and sliding UPVC doors. It can easily serve as an office space or another reception area. The room is equipped with a graphite wall-mounted radiator.

Kitchen/dining room

This stunning space is the heart of the home, with beautiful Yorkshire stone flooring and underfloor heating. The bespoke kitchen includes a large island with space for four stools, incorporating a state-of-the-art induction hob and a built-in double wine fridge. Ample storage units and drawers surround the kitchen, including a built-in dishwasher, large fridge, and integrated freezer. A wall-mounted double Smeg oven provides additional cooking options, while the sink remains discreetly hidden behind folding doors. Mirrored splashbacks and a hose-style tap enhance the kitchen's functionality, along with a hidden larder unit featuring a granite work surface, bespoke storage drawers, and power outlets for small appliances. The dining area can accommodate a large dining table and chairs, with bi-folding doors leading out to the garden.

Snug

The snug features marble flooring with underfloor heating, offering a cozy spot for relaxing with space for a sofa and two chairs. Two UPVC windows and a wall-mounted log burner add warmth and style to this intimate space.

Utility room

The utility room provides functional space for a washing machine and tumble dryer, featuring bespoke storage shelving above. Coat racks offer convenient storage for outerwear,

WC

This convenient WC includes a low-level flush toilet and a stylish designer wash basin with a waterfall tap and granite surround. Marble flooring and a frosted UPVC window ensure both elegance and privacy.

First floor landing

The first-floor landing features carpet flooring and stairs leading up to the second floor, with doors providing access to additional bedrooms and a bathroom.

Principle bedroom

The principal bedroom suite is generously sized with carpet flooring, providing ample room for a large bed and additional furniture. A dedicated dressing area features bespoke fitted wardrobes, along with space for a sofa. Six UPVC double-glazed windows flood the room with natural light and offer pleasant views of the front of the property. This suite also includes a door leading to an en-suite shower room.

Ensuite

The luxurious en-suite features a walk-in shower cubicle with a thermostatic-controlled mixer shower and a rainfall showerhead. It is equipped with a wall-mounted designer wash basin with storage drawers underneath, a low-level flush WC, and a frosted glass UPVC window for natural light. Additional amenities include a wall-mounted towel rail and a high-powered extractor fan, with LED spotlights enhancing the space.

Bathroom

This beautifully presented bathroom includes floor-to-ceiling wall tiles and wooden laminate flooring. It features a roll-top bath, a low-level flush WC, a high-powered extractor fan, and a vanity-style wash basin.

Bedroom

This double-sized room includes carpet flooring and three UPVC windows with views of the property. There is ample space for bedroom furniture, paired with LED strip lighting and a wall-mounted designer radiator.

Bedroom

Another spacious double room, it features carpet flooring and three double-glazed windows overlooking the rear of the property. Additionally, it includes a wall-mounted vertical designer radiator and a built-in mirror for convenience.

Storage room

This unique feature of the property is a full-length storage room, ideal for stowing away belongings. The room is carpeted, well-lit, and includes a window. It could also be repurposed as an office or playroom.

Second floor landing

The second -floor landing features carpeted flooring and provides access to two well-appointed bedrooms and a stylish shower room.

Bedroom

This inviting bedroom boasts carpeted flooring and double-glazed UPVC windows that offer lovely views overlooking the rear of the property. It includes a built-in wardrobe and a sleek wall-mounted designer vertical radiator, adding a modern touch.

Shower room

The contemporary shower room is designed with tiled flooring and features a walk-in shower cubicle and a shower seat area. The thermostatic-controlled mixer shower includes both a rainfall showerhead and handheld options. Additional amenities include a wall-mounted designer towel rail, a low-level flush WC, and a vanity-style wash basin with a waterfall tap, topped off with a mirror above. A frosted glass UPVC window provides light while maintaining privacy.

Bedroom

Currently utilised as an office, this spacious double-sized bedroom includes carpet flooring and ample space for desks or can easily function as a traditional bedroom. The room features a double-glazed window and a wall-mounted vertical designer radiator, with space allocated for a walk-in wardrobe area.

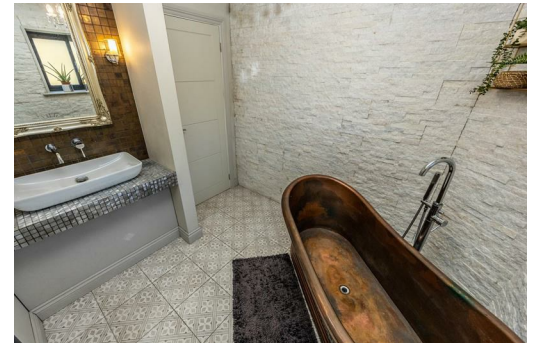
Outside

At the front of the property, you'll find a private gated driveway offering ample parking for several vehicles, ensuring convenience for you and your guests. To the side, there is a good-sized shed that provides practical storage solutions for gardening equipment or outdoor essentials. The rear of the home boasts a beautifully maintained lawn area, creating a serene outdoor space for relaxation. Additionally, a charming covered seating area is perfect for alfresco entertaining, allowing you to enjoy outdoor gatherings, barbecues, or quiet moments in the fresh air, regardless of the weather. This outdoor space enhances the overall appeal of the property, making it an inviting retreat for family and friends.

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.







GROUND FLOOR AREA: 107.7 m² (1,158 sq.ft.) FLOOR 1: 100.0 m² (1,076 sq.ft.) FLOOR 2: 31.0 m² (334 sq.ft.)
 EXCLUDED AREAS: REDUCED HEADROOM 6.9 m² (75 sq.ft.)
 TOTAL: 238.7 m² (2,568 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

