



00 Site Plan - Proposed
1:200



13 Front Isometric



14 Rear Isometric

78 Fleet Lane, Queensbury, Bradford, Yorkshire, BD13 2JL Offers Over £380,000

HAMILTON BOWER are pleased to offer FOR SALE this immaculately presented EXTENDED FOUR BEDROOM DETACHED PROPERTY located in the village of Queensbury, Halifax with local schools and amenities close by. With four double bedrooms including master en-suite, two reception rooms, multiple parking spaces and finally outline planning for a wrap-around single story extension, we expect this property to be popular with families looking for a property in the area.

Internally comprising: Ground floor - entrance porch, entrance hall, living room, kitchen with dining area, utility room, lounge/snug and WC. First floor - Master bedroom with en-suite, three further double bedrooms, house bathroom and loft. Externally the property has a large front driveway to accommodate at least four cars, and a generous garden to the rear with patio, pergola and bbq area, and also split fencing offering ideal separation for the garden and childrens play area. The property benefits from double glazing and gas central heating throughout, has an intruder alarm and hive heating system fitted. The outline planning (featured in photos) allows for a new entrance porch, single garage, extended kitchen and separate dining space - please contact the office for more details.

TO VIEW CONTACT HAMILTON BOWER TODAY OR VIEW THE VIDEO TOUR FEATURED !

GROUND FLOOR

Entrance Porch



Entrance porch to the front of the property with space for a coat/shoe store and window allowing light to playroom/reception room.

Kitchen



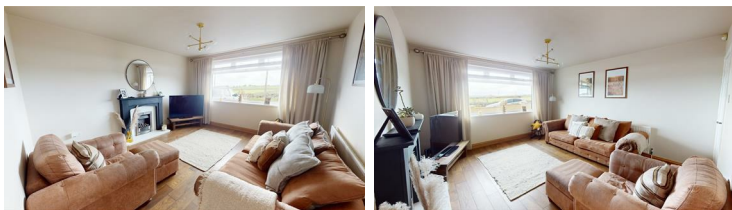
Contemporary open-plan kitchen with accompanying dining area and double doors to rear garden. The kitchen is fitted with modern gloss white base and wall units with contrasting wood worktops. Equipped with an american-style fridge-freezer, wine rack, belfast sink, dishwasher and four-burner gas hob with overhead extractor and under-counter oven/grill.

Dining Area



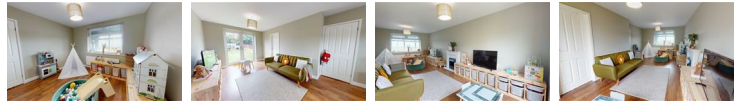
Open-plan dining area leading from the kitchen with double doors to the garden/patio area. The dining area has full-length panel windows allowing for a great view and natural light from the garden.

Lounge



The properties main living space, a generous lounge with great-views and natural light from the front of the property. Centred around a gas fireplace with ample space for a large suite as seen.

Playroom/Reception Room



Spacious reception room with dual-aspect and access to the garden via double doors and utility room. The living room has a central fireplace, space to accommodate a three-piece suite and is currently used as a child's play room.

Utility Room



Utility room to the rear of the property with access via the playroom/reception room. With fitted units and space/plumbing for a washing machine and dryer as seen.

WC



Downstairs WC with wash basin and tiled walls and splashbacks.

FIRST FLOOR

Master Bedroom



Master bedroom to the front of property with far-reaching views over the neighbouring countryside. With accompanying en-suite shower room, space to fit a large bed and bedroom furniture.

En-Suite



Master en-suite fitted with modern three-piece suite - corner shower, wc, wash basin and towel rail.

Bedroom



Second double bedroom, sharing the far-reaching views with space for a large bed and bedroom furniture.

Bedroom



Third double bedroom, to the rear of the property with a view of the garden and space for large bed and furniture.

Bathroom



Contemporary house bathroom with tiled walls and splashbacks. Fitted with a modern four-piece suite as seen - walk-in shower, tub bath, wc, wash basin and towel rail.

Bedroom



Fourth double bedroom, to the rear of the property with a view of the garden and space for bed and furniture.

EXTERNAL



Driveway



Generous driveway to the front/side of the property offering parking for a minimum of four cars.

Rear Garden



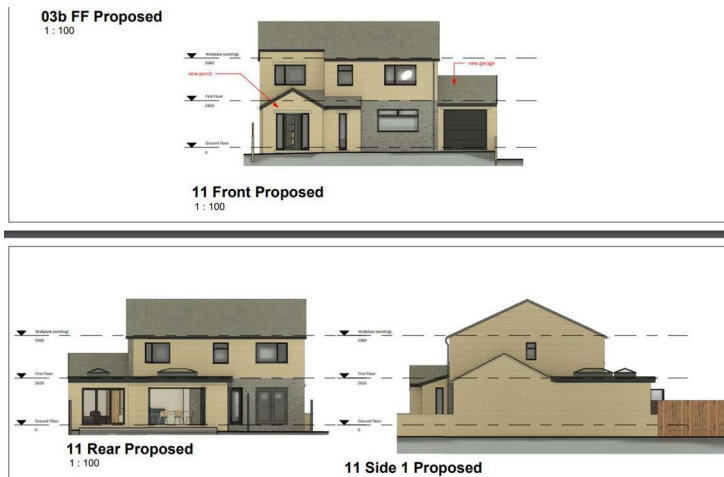
Recently improved generous garden to the rear of the property offering an ideal sun-trap and great privacy. The garden has a patio area leading from the house, continuing to the wooden pergola with bbq area. Fitted with split fencing offering a childs play area to one side, and patio area and pergola to the other.

Rear External




Rear elevation of property with double doors from kitchen (left) and living room (right).

Planning Consent



The property has outline planning (photo featured) for a further extension to the side and rear of the property, allowing for a 'wrap-around' extension'.

The existing consent would allow for a new entrance porch, single garage, extended kitchen and separate dining space. Please enquire for more details on the planning consent when enquiring.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO ₂ emissions		
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