



Stonehouse Drive, Queensbury, BRADFORD, BD13 2FB

welcome to

Stonehouse Drive, Queensbury, BRADFORD

A 4/5 bedroom detached family home in the prime location of Queensbury which benefits from three reception rooms, utility room, downstairs W/C, en-suite to master bedroom and externally benefits from a New Resin driveway and beautiful rear garden and garage. Call us now to book your viewing!



Entrance Hall

Entrance hall benefits from a solid oak floor, central heating radiator, ceiling light point and a UPVC door to the front.

Lounge

18' 11" x 11' 9" (5.77m x 3.58m)

The lounge benefits from carpet flooring, two ceiling light points, two central heating radiators, gas fire set on marble hearth with an oak surround and mantel and a UPVC double glazed window to the front elevation.

Dining Room

11' 9" x 11' 1" (3.58m x 3.38m)

The Dining room open to the lounge with door to the kitchen and benefits from carpet flooring, ceiling light points, central heating radiator and french doors leading onto the decking and into the rear garden.

Kitchen

15' 1" x 9' 5" (4.60m x 2.87m)

The kitchen has been fitted with modern wall and base units with solid oak work surfaces over. The kitchen incorporates one and a half bowl sink and drainer, range style cooker with extractor hood over, integrated dishwasher and integrated wine fridge. The kitchen benefits from wooden flooring, two UPVC double glazed windows to the rear elevation, ceiling spot lights, a central heating radiator and a large storage cupboard.

Utility Room

7' 10" x 6' 9" (2.39m x 2.06m)

The utility room benefits from solid oak worktops, wall and base units with space and plumbing for a washing machine and dryer, there is a stainless steel sink and drainer, wood flooring, ceiling spot lights, UPVC door to the rear. Internal door with direct access to the integral single garage.

Downstairs Wc

The downstairs toilet has a wash hand basin and a low level W/C and benefits from ceiling spot lights and tiled walls.

Office / Playroom

16' 5" x 9' (5.00m x 2.74m)

Benefits from carpet flooring, UPVC double glazed to the front elevation, a central heating radiator and ceiling light point. This room could also be used as a bedroom to make Bedroom 5 or a Playroom / office the current owner uses this room as a home office and gym.

First Floor Landing

First floor landing gives access to a fully boarded loft with loft ladder. Also provides access to the four bedrooms and family bathroom.

Bedroom 1

11' 10" x 11' 10" (3.61m x 3.61m)

Bedroom 1 benefits from carpet flooring, ceiling light point, a central heating radiator, TV aerial socket, UPVC double glazed bay window to the front elevation. This is also fitted with an alarm panic button.

En-Suite

The en-suite is fitted with a three piece suite comprising of a vanity cloak room unit with low level W/C, a wash hand basin and a walk in shower unit. It is a modern shower room with tiled floor and walls, a chrome heated towel rail and a UPVC double glazed window to the side elevation. This also incorporates under floor heating.

Bedroom 2

11' 11" x 11' 10" (3.63m x 3.61m)

Bedroom 2 benefits from carpet flooring, large fitted over-stairs cupboard, ceiling light points, UPVC double glazed window to the front elevation and a central heating radiator.

Bedroom 3

11' 7" x 8' 11" (3.53m x 2.72m)

Bedroom 3 benefits from carpet flooring, ceiling light point, central heating radiator ,TV aerial sockets and UPVC double glazed window to the rear.

Bedroom 4

9' 7" x 8' 10" (2.92m x 2.69m)

Bedroom 4 benefits from carpet flooring, ceiling light points, UPVC double glazed window to the rear and a central heating radiator.

Family Bathroom

The family bathroom has been fitted with a three piece suite comprising of a low level W/C, pedestal and a wash hand basin with a bath and shower over. The bathroom has tiled floor and tiled walls and a UPVC double glazed window to the rear elevation.

Garage

The single garage has an electric / remote controlled roller door with power and lighting and also houses the combi boiler.

Additional Information

The property has Leased Solar Panels contact the branch for further information.

Cavity wall insulation was installed in 2010 with a 25 year guarantee.



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welcome to

Stonehouse Drive, Queensbury, BRADFORD

- Located in the prime location of Queensbury
- Four/five bedroom detached home
- Gardens front and rear
- Downstairs WC & En-suite
- Garage & Newly laid Resin Driveway

Tenure: Freehold EPC Rating: Awaiting

offers over

£400,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX113150 - 0004

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01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1
5AB



williamhbrown.co.uk