



## 18 Black Myres Close, Queensbury, Bradford, BD13 2FQ

£380,000

- WELL PRESENTED FOUR BEDROOM DETACHED
- LOUNGE & SITTING ROOM/ SNUG
- LOW MAINTENANCE GARDEN TO THE REAR
- MASTER BEDROOM WITH DRESSING ROOM & UTILITY ROOM
- PERFECT FAMILY HOME
- SOLAR PANELS TO THE REAR
- DINING KITCHEN WITH UTILITY ROOM
- DRIVEWAY PARKING & INTEGRAL GARAGE
- HIVE CENTRAL HEATING, CCTV & ALARM SYSTEM
- CALL THE OFFICE TO BOOK A VIEWING TODAY

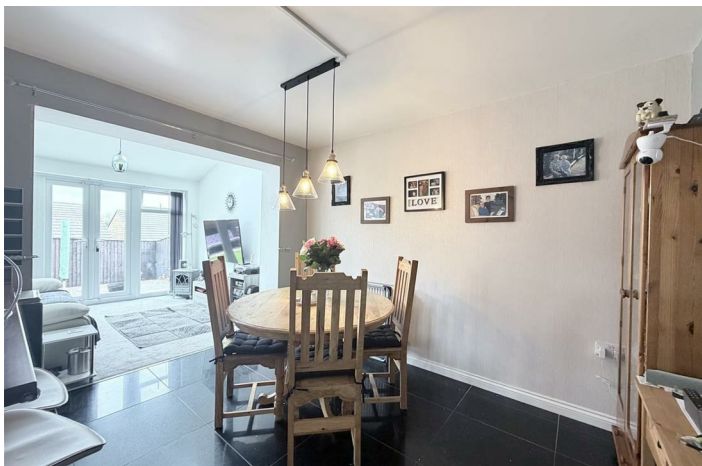
# 18 Black Myres Close, Bradford BD13 2FQ

**\*\* CHARMING DETACHED HOUSE \*\* FOUR DOUBLE BEDROOMS \*\* SOLAR PANELS \*\* LOW MAINTENANCE REAR GARDEN \*\* DRIVEWAY PARKING FOR TWO CARS & INTEGRAL GARAGE \*\* DINING KITCHEN \*\* SNUG/ SITTING ROOM TO THE REAR \*\***

This delightful property has four spacious bedrooms, making it an ideal family home. The master bedroom has a dressing room that adds a touch of luxury and an ensuite bathroom. The lounge has a feature media wall with electric fire. The heart of the home is the well-appointed dining kitchen, which flows seamlessly into the snug/ sitting room. Outside is a low maintenance garden to the rear, perfect for enjoying the outdoors without the hassle of extensive upkeep. Additionally, the house is equipped with solar panels, contributing to energy efficiency and reducing utility costs. Call Bronte Estates to book a viewing today 01274884040.



Council Tax Band:



## **ENTRANCE HALL**

Front door, tiled flooring, central heating radiator, stairs to the first floor, doors through to the garage, kitchen & double glass doors through to the living room.

## **LOUNGE**

Feature media wall with electric fire, laminate flooring, two central heating radiators, window to the front & central ceiling light.

## **DINING KITCHEN**

Modern fitted kitchen with a base & wall units, under plinth lighting, contrasting work surfaces, one & a half bowl stainless steel sink & drainer, integrated dishwasher & fridge freezer, fitted oven, four ring hob & extractor above, ceiling spot lights, low light fitting above dining table, tiled flooring & central heating radiator.

## **OPEN SITTING ROOM/ SNUG**

Located off the dining kitchen is a lovely sitting area with double doors out to the rear garden, window to the side, two Velux windows with fitted blinds, TV point and wall mounted radiator.

## **UTILITY ROOM**

Wall & base units, contrasting work surface, plumbing for an automatic washing machine, vented for a tumble dryer, tiled flooring, central heating radiator, door to rear garden.

## **GROUND FLOOR WC**

Matching low flush WC, pedestal wash basin, tiled flooring.

## **FIRST FLOOR LANDING**

Window to the side, doors to all four bedrooms and family bathroom, fitted storage cupboard with water tank, central heating radiator. access to the loft via a drop down ladder (loft is boarded for storage and has lighting)

## **BEDROOM ONE**

Central heating radiator, window to the rear, TV point, ceiling fan light.

## **DRESSING ROOM**

Fitted wardrobe space with mirrored sliding doors, space for a dressing table access to ensuite.

## **ENSUITE**

Three piece suite comprising; corner shower cubicle, pedestal wash basin, low flush WC, laminate flooring, central heated towel rail, part tiled walls, window to the rear.

## **BEDROOM TWO**

Central heating radiator, window to the front, TV point.

## **BEDROOM THREE**

Central heating radiator, window to the rear, TV point.

## **BEDROOM FOUR**

Central heating radiator, window to the front, TV point.

## **FAMILY BATHROOM**

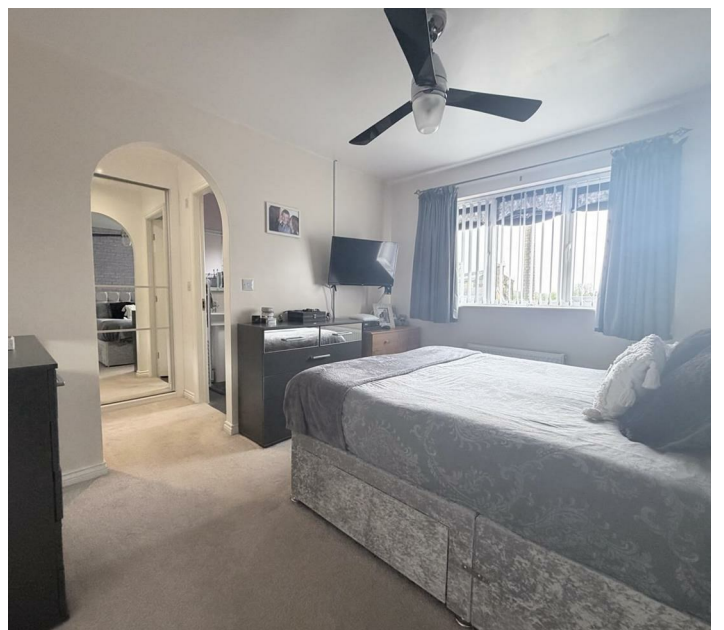
Four piece bathroom suite comprising; panelled bath, tiled shower cubicle, low flush WC, pedestal wash basin, central heating radiator, extractor fan, window to the front.

## **GARAGE**

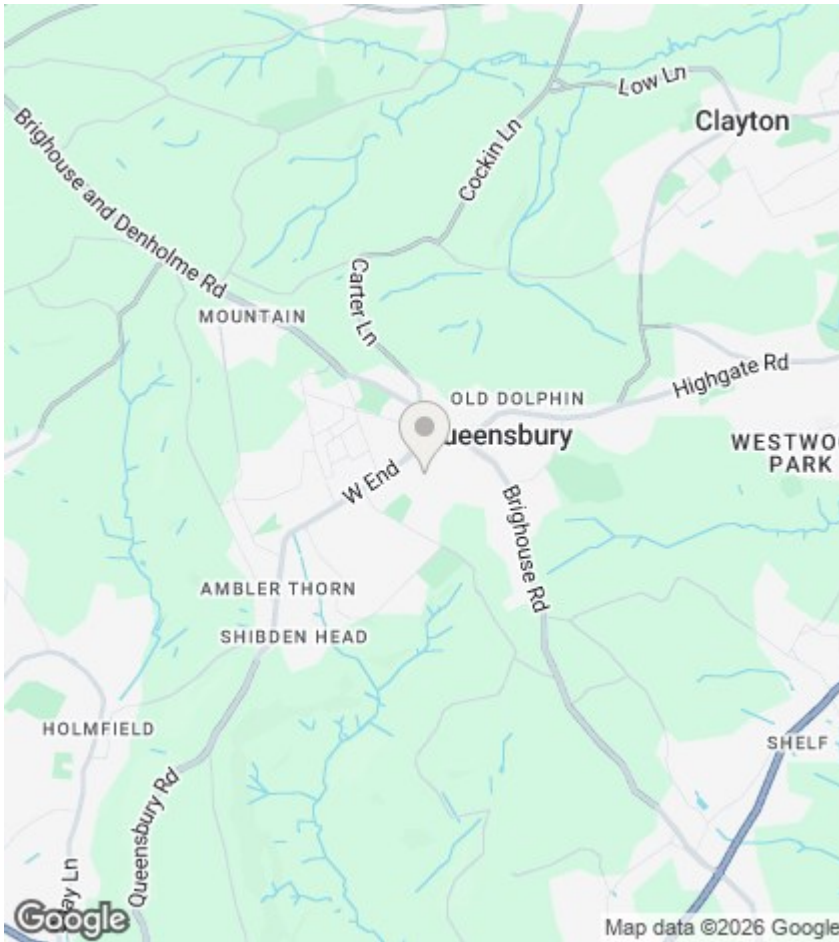
Integral garage with electric door, central heating boiler, power & light, internal door to the hallway.

## **EXTERIOR**

Driveway parking to the front for two cars, small lawned garden to the front with slate border. Low maintenance enclosed garden to the rear with artificial grass, paved seating areas, pebbled pathways and borders.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

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