



9 West Dean Close, Queensbury, Bradford, BD13 2GH
£425,000

Fabulous FIVE BEDROOM DETACHED FAMILY HOME ideally located on this select development within close proximity to the highly regarded Trinity Academy Bradford and other Primary Schools. The property offers spacious accommodation set over three floors with two reception rooms and a dining kitchen to the ground floor, five good size bedrooms, one with en-suite to the upper two floors and externally there is ample off road parking to both front and rear, a detached garage and pleasant gardens.

EPC RATING - TBC

COUNCIL TAX BAND - E

GROUND FLOOR

ENTRANCE HALLWAY

Welcoming entrance area with laminate flooring, a central heating radiator and a useful under stairs storage cupboard.

LOUNGE

Lovely main reception room with four double glazed windows allowing the room to flood with natural light and having a pleasant view of the rear garden. Central heating radiator.

DINING KITCHEN

Another bright room with double glazed windows to both front and rear and French Doors opening to the rear garden. There are fitted wall and based units to three sides with a contrasting work surface over incorporating a stainless steel sink and mixer tap. Integrated appliances include a dishwasher and a double electric oven with five ring gas hob and extractor fan over. There is ample room for a dining table and the room is finished with laminate flooring and a central heating radiator.

FAMILY ROOM

Currently utilised as a second reception room, this room could also form a dining space or home office. There is a bay with double glazed window and a central heating radiator.

WC

Ground floor cloak room with a low flush wc and hand wash basin in white. Double glazed window.

FIRST FLOOR

LANDING

Double glazed window to the front elevation, central heating radiator and airing cupboard.

BEDROOM

Primary bedroom suite with two double glazed windows, fitted wardrobes and a central heating radiator. The space is open to the dressing area.

DRESSING AREA

Fitted dressing area and storage, central heating radiator.

EN-SUITE

The en-suite has a low flush wc, hand wash basin and a shower, housed within a glass screened cubicle. Double glazed window and a central heating radiator.

BEDROOM

To the front elevation with a double glazed window and a central heating radiator.

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To the front elevation with a double glazed window and a central heating radiator.

BATHROOM

Fitted three piece bathroom suite in white comprising of a low flush wc, hand wash basin and a bath with folding screen and two shower attachments over. Tiled flooring, heated towel rail and a double glazed window.

SECOND FLOOR

LANDING

Generously sized landing area, currently used as a play area, but could be used as a study. Built in storage and a Velux window.

BEDROOM

Double bedroom with fitted wardrobes, double glazed window and a central heating radiator.

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Double bedroom with fitted wardrobes, double glazed window and a central heating radiator.

EXTERNAL

The property sits on a good size plot. To the front there is a low maintenance resin path giving a clean and crisp look. To the rear, a child friendly, enclosed garden which has further resin pathway, a splendid decking area offering the perfect spot to sit out and enjoy summer days and lawn. A drive to the side of the property leads to a detached garage which has the benefit of power and light.

Energy Efficiency Rating		
	Current	Potential
Very 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		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales		EU Directive 2002/91/EC 