



## 15 Long Lane, Queensbury, Bradford, BD13 2LR

Offers In The Region Of £305,000

- FOUR BEDROOM LINK DETACHED
- LOUNGE & DINING ROOM
- INTEGRAL GARAGE
- MODERN FINISH THROUGHOUT
- CONSERVATORY
- TWO BATHROOMS
- OFF-STREET PARKING
- DECEPTIVELY SPACIOUS
- IDEAL FOR GROWING FAMILIES
- LOW MAINTENANCE GARDENS

# 15 Long Lane, Bradford BD13 2LR

**\*\* FOUR BEDROOM FAMILY HOME \*\* MANY RECENT IMPROVEMENTS \*\*** Brought to the market is this **DECEPTIVELY SPACIOUS**, **FOUR BEDROOM** property situated in a desirable position on the outskirts of Queensbury. The property benefits from **OFF ROAD PARKING**, **AN INTEGRAL GARAGE**, **NEW WINDOWS** (front and side), A refurbished ground floor WC and an **ENCLOSED REAR GARDEN**. Internally, the property is **WELL-PRESENTED THROUGHOUT** and tastefully appointed. Briefly comprising an entrance hall with downstairs w/c, **LIVING ROOM** and **SEPARATE DINING ROOM**, a conservatory extension and a kitchen to the ground floor, with **FOUR BEDROOMS** an **EN-SUITE TO THE MASTER** and a family bathroom to the first floor. The property is **IDEAL FOR GROWING FAMILIES**, situated within the **CATCHMENT AREA FOR WELL-REGARDED SCHOOLS**, on the doorstep to a number of **RURAL WALKS** and has **EXCELLENT TRANSPORT LINKS** into neighbouring towns Halifax, Bradford and Brighouse.



Council Tax Band: D



## Ground Floor

### Entrance Hall

Leading in from the front providing an ideal space for shoes and coats with gas central heating, access to a downstairs w/c and leading into the inner hall.

### Inner Hall

Leading to stairs to the first floor and living room.

### Living Room

12'06 x 16'09

A generous main reception room to the front aspect with a gas fire and mantle over, a uPVC double glazed bay window to front, gas central heating radiator and access to the dining room via stylish wooden and glass panelled doubled doors.

### Dining Room

7'11 x 11'01

A second reception room, currently used as a dining room comprising a gas central heating radiator, sliding patio doors to the conservatory extension and access to the kitchen.

### Kitchen

11'0 x 7'10

A modern fully fitted kitchen with a mixture of wall and base units and complimentary work surfaces over and under unit spotlighting, space and plumbing for a washing machine and fridge freezer, an electric oven with gas hob and extractor over, a sink and drainer with gas central heating, a built in storage cupboard and access to the integral garage.

### Conservatory

9'06 x 14'11

A uPVC double glazed conservatory extension positioned to the rear aspect with gas central heating and access to the rear garden.

### Integral Garage

8'03 x 17'07

With power, lighting, an electric roller door, door to the kitchen and rear garden.

## First Floor

## Landing

With built in storage, a loft hatch with pull down ladder, gas central heating and access to all rooms on the first floor.

### Bedroom One

9'06 x 10'02

The main double bedroom sits to the front elevation with access to an en-suite also comprising built in wardrobes, gas central heating radiator and a double glazed window to front.

### En-Suite

A modern, fully tiled en-suite off the main double bedroom comprising a shower unit, wash hand basin with vanity unit, w/c, frosted double glazed window to front and gas central heating.

### Bedroom Two

9'07 x 10'02

A second double bedroom to the rear elevation with gas central heating and double glazed window to rear over-looking the garden.

### Bedroom Three

7'11 x 17'05

A generous third double bedroom, naturally lit via double glazed windows to front and rear, with built in wardrobes, and gas central heating radiator.

### Bedroom Four

5'1 x 7'03

A fourth bedroom situated to the rear elevation, ideal for a single sized bedroom and/or an office/study space with a gas central heating radiator and double glazed window to rear.

### Family Bathroom

Fully tiled and fitted with a white three piece suite consisting of a bath with shower over, a w/c, wall mounted wash hand basin, a double glazed window to front, and gas central heating radiator.

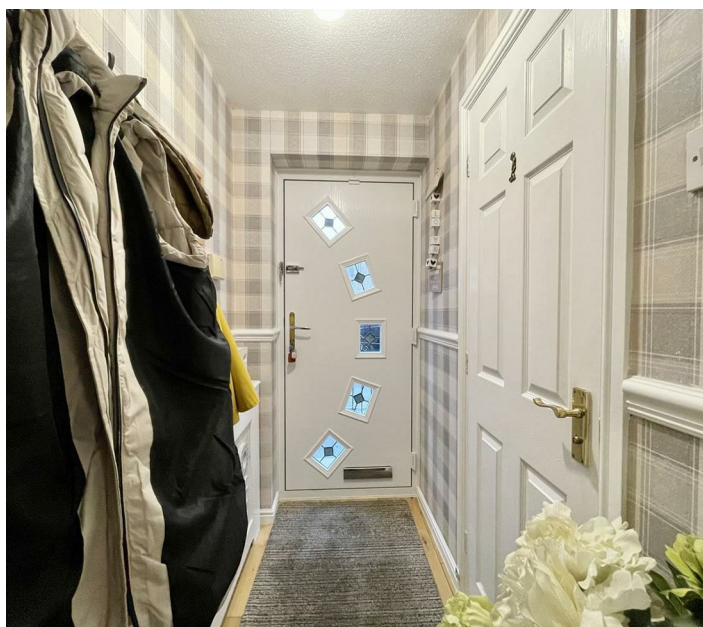
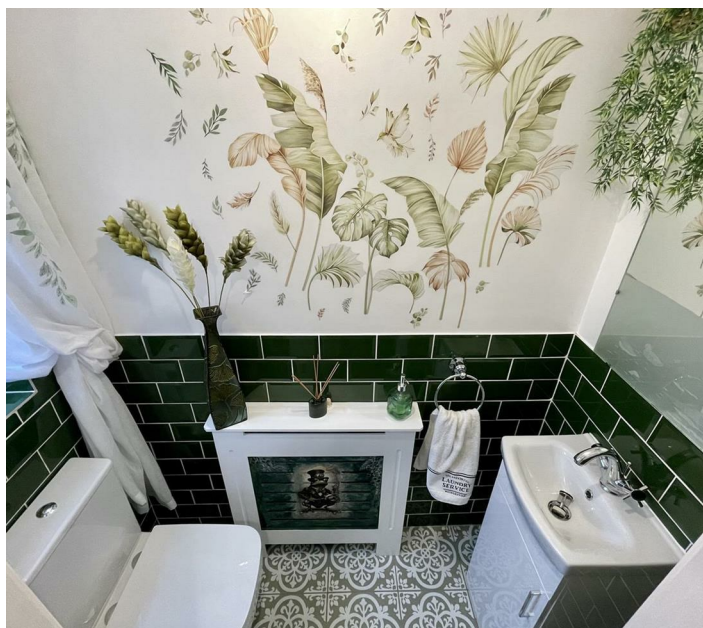
### External

The property has a driveway to the front of the garage providing off-street parking for one car, alongside a low maintenance yard leading to the front door and side path to the gated rear

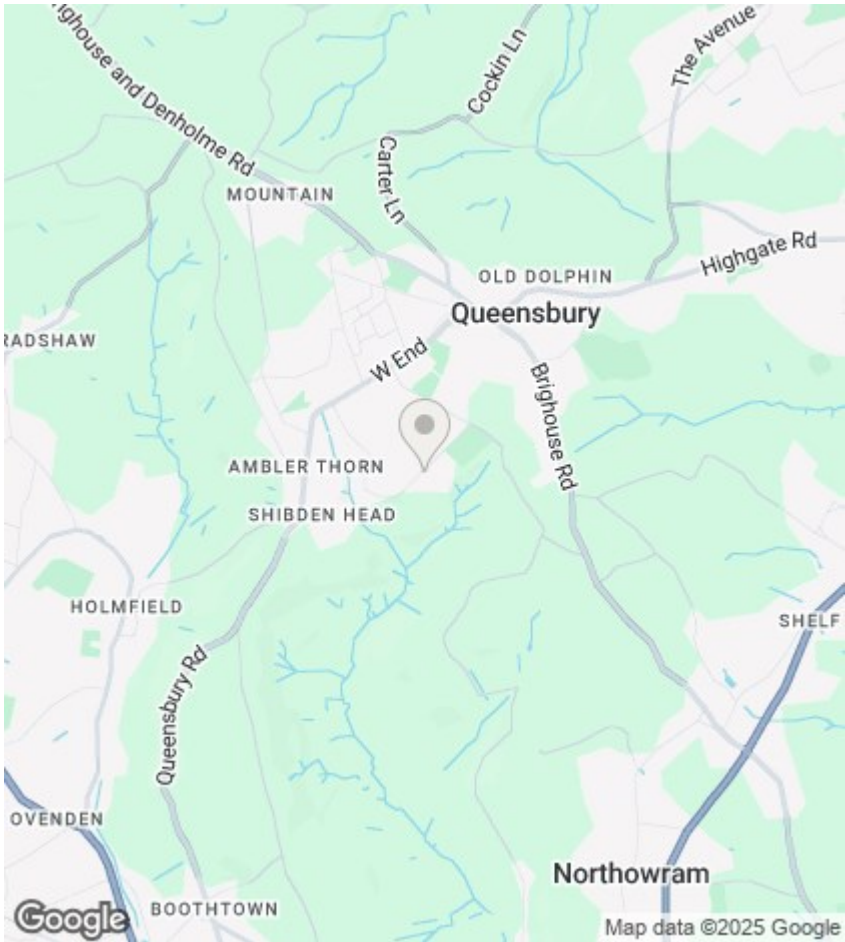
garden. The rear garden is fully enclosed and paved for low maintenance with access to the integral garage.

### Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







## Directions

## Viewings

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

EPC Rating:  
C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>82</b>               |
| (69-80) <b>C</b>                            | <b>69</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 |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |

