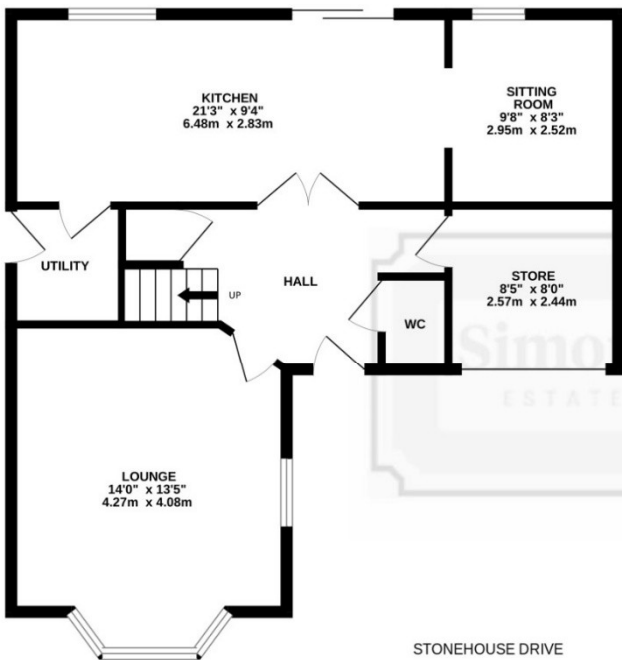


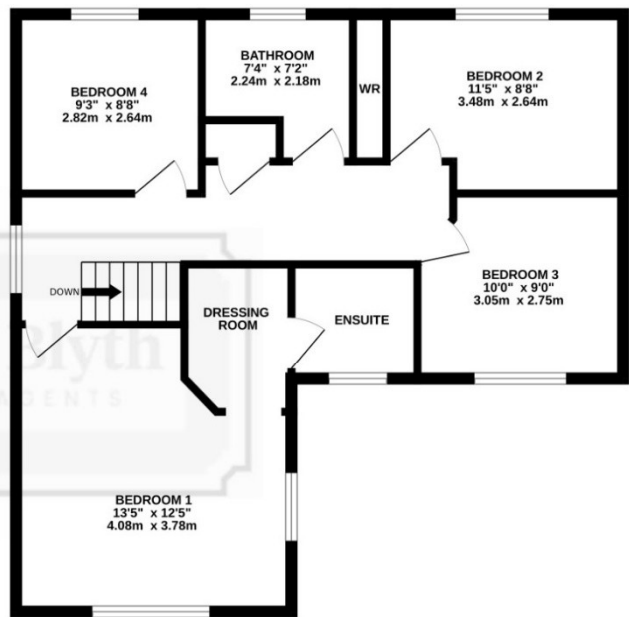


5 Stonehouse Drive, Queensbury, Bradford, BD13 2FB

GROUND FLOOR



1ST FLOOR



STONEHOUSE DRIVE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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PROPERTY DESCRIPTION

A modern four double bedroom detached family house situated in a popular established residential area ideal for local amenities and for access to surrounding towns and cities.

Property provides well planned and tastefully appointed accommodation including a lovely fitted dining kitchen with integrated appliances and patio doors opening out onto the rear garden. In addition to the ground floor there is an entrance hall, downstairs w.c., bay fronted living room, sitting area off the kitchen and utility room. First floor landing leading to four double bedrooms with master en-suite and family bathroom. Externally there is a double width block paved driveway, useful store and gardens.

Offers Around £389,950

GROUND FLOOR

ENTRANCE HALL

With a composite panelled and frosted double glazed door, ceiling light point, ceiling coving, Amtico style flooring, central heating radiator, curtesy door to the garage and to one side a staircase rises to the first floor and adjacent to the staircase there is a cloaks cupboard. From the hallway access can be gained to the following rooms: -



DOWNSTAIRS WC

Measurements- 4'0" x 3'3"

With frosted pvcu double glazed window, ceiling light point, central heating radiator, laminate flooring and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, tiled splashback and low flush w.c.

LIVING ROOM

Measurements- 14'0" into bay x 13'5"

A comfortable and well-proportioned reception room which has a walk-in bay with pvcu double glazed windows looking out over the front garden with a further pvcu window to the side elevation all of which provide the room with plenty of natural light. There is a ceiling light point, ceiling coving, two central heating radiators and as the main focal point of the room housed within the chimney breast there is a multi-fuel stove with oak mantle above.



DINING KITCHEN

Measurements- 21'3" x 9'4"

As the dimensions indicate this is a generously proportioned room situated to the rear of the property and approached through twin timber and bevelled glass doors from the hallway. There is a pvcu double glazed window and adjacent pvcu sliding double glazed patio doors all of which provide plenty of natural light. There are inset LED downlighters, ceiling light point over the dining section, column style radiator and fitted with a stylish range of matt white shaker style base and wall cupboards, drawers, pan drawers, inset double bowl Belfast sink with extending monobloc tap, there are overlying quartz worktops with matching splashbacks, five ring induction hob with extractor hood over, electric double oven, integrated dishwasher, integrated larder fridge, freezer, vertically hung column style radiator and to one side a door gives access to a utility room.



UTILITY ROOM

Measurements – 5'7" x 5'5"

With a composite panelled and sealed unit double glazed door giving access to the side of the property, there is a ceiling light point, extractor fan, wall mounted glow worm gas fired central heating boiler, central heating radiator and fitted with base and wall cupboards with tiled splashbacks, inset single drainer stainless steel sink with chrome mixer tap and with plumbing for automatic washing machine.

SITTING ROOM

Measurements – 9'8" x 8'3"

This is situated adjacent to the dining kitchen and has a tall pvcu double glazed window looking out over the rear garden together with laminate flooring, central heating radiator and two wall light points.



FIRST FLOOR LANDING

With a pvcu double glazed window to the gable, central heating radiator, two ceiling light points, cylinder cupboard and loft access with retractable aluminium ladder leading to a centrally bordered loft with light. From the landing access can be gained to the following rooms: -

BEDROOM ONE

Measurements- 13'5" x 12'5"

A double room which has pvcu double glazed window looking out over the front garden together with a pvcu double glazed window to the side elevation, there is a ceiling light point, central heating radiator, ceiling coving, to one side a doorway gives access to a dressing area with ceiling light point, ceiling coving, fitted floor to ceiling mirror fronted sliding door wardrobe and door giving a access to a further wardrobe with hanging rail and storage over. To one side a door gives access to an en-suite shower room.



EN-SUITE SHOWER ROOM

Measurements – 6'2" x 5'0"

With frosted pvcu double glazed window, ceiling light point, extractor fan, ladder style heated towel rail, floor to ceiling tiled walls to two elevations and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and shower cubicle with Mira chrome shower fitting incorporating fixed shower rose and separate hand spray.



BEDROOM TWO

Measurements- 11'5" x 8'8"

A double room with pvcu double glazed window looking out over the rear garden, there is a ceiling light point, central heating radiator and to one wall there are a bank of fitted floor to ceiling wardrobes.



BEDROOM THREE

Measurements – 10'0" x 9'0"

A double room with a pvcu double glazed window looking out over the front garden, with a ceiling light point, ceiling coving and central heating radiator.



BEDROOM FOUR

Measurements- 9'3" x 8'8"

A double room with a pvcu double glazed window looking out over the rear garden, a ceiling light point and a central heating radiator.



FAMILY BATHROOM

Measurements- 7'4" x 7'2"

With frosted pvcu double glazed window, ceiling light point, extractor fan, part tiled walls, wall light point, chrome ladder style heated towel rail and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap, low flush w.c and panelled bath with glazed shower screen and Mira sport electric shower fitting over.



OUTSIDE

PARKING

To the front of the property there is a Herringbone double width block paved driveway providing off-road parking for two cars.

GARDENS

To the front of the property there is a low maintenance garden with gravelled area and planted shrubs.





FORMER GARAGE

Measurements- 8'5" x 8'0"

This now provides a useful storage area and has an electric roller door, courtesy door, power and light. To the right-hand side of the property there is a flagged pathway with timber hand gate part way down and this gives access to the rear garden. The rear has an extensive flagged patio which spans the full width of the property together with an outside cold-water tap and a further storage area down the far side of the property. Beyond the patio there are four steps rising to a shaped lawned garden bordered by shrubs and a second flagged patio in the top right-hand corner. There is also external lighting. Power and security lighting.



ADDITIONAL INFORMATION

Central heating- The property has a gas central heating system

Double glazing- The property has pvcu double glazing

Security- The property is fitted with a security system

Tenure- Freehold

Council Tax Band- E

Directions- Using satellite navigation enter the postcode BD13 2FB

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial

part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

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OFFICE OPENING TIME
7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 16:00

Sunday - 11:00 to 14:00



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