



Catherine Slack Bungalow, Catherine Slack, Queensbury, Bradford, BD13 2NN £475,000

- FOUR BEDROOM DETACHED BUNGALOW
- SET ON A 0.24 ACRE PLOT
- NEW FITTED KITCHEN
- TWO RECEPTION ROOMS
- COMBI BOILER WITH UNVENTED HOT WATER CYLINDER & MULTI-ZONE CONTROL
- SOUGHT-AFTER POSITION
- PRESENTED TO A HIGH STANDARD
- THREE BATHROOMS
- ALARM SYSTEM
- PARKING FRONT & REAR

Catherine Slack, Bradford BD13 2NN

**** IMPRESSIVE DETACHED BUNGALOW ** COMMANDING POSITION WITH RURAL OUTLOOK ** LARGE 0.24 ACRE PLOT ** TWO RECEPTION ROOMS ** THREE BATHROOMS ** PARKING FOR MULTIPLE VEHICLES **** Bronte Estates are delighted to list for sale this highly desirable stone-built property at Catherine Slack on the outskirts of Queensbury and the Shibden Valley. A much loved family home that has been modernised and updated by the current owners to a high standard. A stand-out feature of the property is the large plot with plenty of off-road parking for a large family and visitors. To the ground floor is a new fitted kitchen, 18' lounge, dining/sitting room, 22' inner hall, three double bedrooms, ensuite and the family bathroom. To the first floor is a fourth double bedroom with an abundance of storage and another ensuite. Wraparound gardens to four sides, large detached garage, summerhouse, patio, lawn, flowerbeds. A super property in a great position. Register your interest with us ASAP.



Council Tax Band: D



Side Entrance Porch

UPVC door and windows. Door to the kitchen.

Kitchen

13'8 x 11'8

A new modern shaker style kitchen with an array of fitted cabinets, contrasting work surfaces over and matching upstands. Integrated appliances include a fridge-freezer, electric oven and grill, dishwasher, four ring gas hob and an extractor above. Composite sink and drainer, engineered oak floor, window to the rear elevation, stairs off to the first floor and a useful under-stairs storage cupboard.

Dining Room / Sitting Room

11'9 x 10'6

Window to the front and two windows to the side elevation, living flame gas fire and a central heating radiator.

Lounge

18'2 x 11'9

Large window to the front elevation and an exterior door. Multi-fuel stove set in a modern surround, central heating radiator and double doors to the inner hallway.

Inner Hall

A 22' hallway with oak internal doors leading off to three bedrooms, bathroom, lounge and kitchen.

Bedroom One

11'9 x 11'6

Window to the front elevation, central heating radiator and a door to:

Ensuite

Double width shower cubicle with a rainfall shower and sliding door, washbasin/vanity unit with storage and a low-suite WC. Window to the side elevation and a chrome heated towel rail.

Bedroom Two

11'9 x 8'6

Window to the rear elevation and a central heating radiator.

Bedroom Three

9'9 x 8'6

Currently used as a home office. Window to the rear elevation and a central heating radiator.

Family Bathroom

8'7 x 7'8

A modern four piece bathroom suite comprising of a panelled, double ended bath with centre mixer tap, quadrant corner rainfall shower with sliding doors, washbasin/vanity unit with storage and a low-suite WC. Window to the rear elevation and a chrome heated towel rail.

First Floor

Landing area with fitted cupboards providing a good amount of storage and access to the eaves, plus a utility cupboard with plumbing for a washing machine. Door to Bedroom 4.

Bedroom Four

16'9 x 10'5

A second ensuite bedroom. A spacious room with several fitted cupboards and plenty of storage in the eaves. Three Velux roof windows with integrated blinds, two central heating radiators and a door to:

Ensuite

Quadrant corner shower cubicle with sliding doors, washbasin/vanity unit with storage and a low-suite WC. Window to the rear elevation.

External

The property sits on a large plot with a gated, block-paved driveway to the front that leads up to the garage and continues around the back of the house with ample space for turning and further parking. To the front is a large lawn, raised flowerbeds and an additional pedestrian access gate. To the rear is a large tarmac driveway, raised flowerbeds with mature shrubs, raised deck with a log cabin summer house and to the side is a paved patio. Outside lighting around the property, alarm system, outside tap and external power point. Stone wall boundaries and bordering open fields to the rear.

Garage

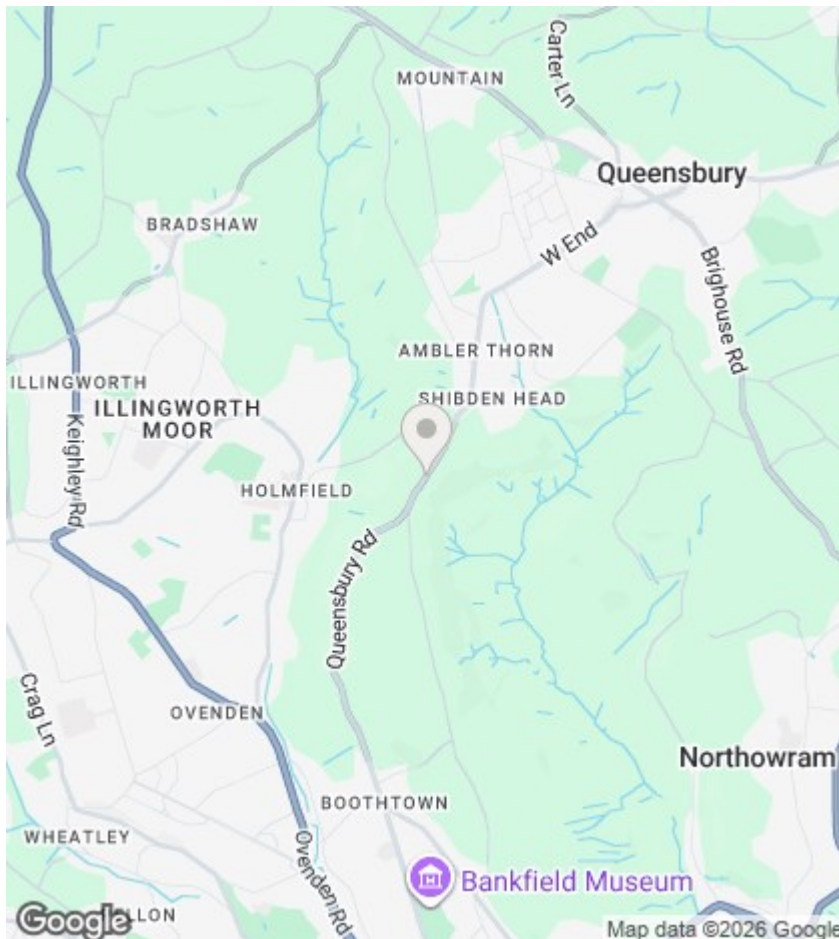
A large stone built, detached garage with electrical power a remote controlled roller shutter door and further storage in the boarded roof space.

Please Note

Energy Certificate and Floor Plan to follow.







Directions

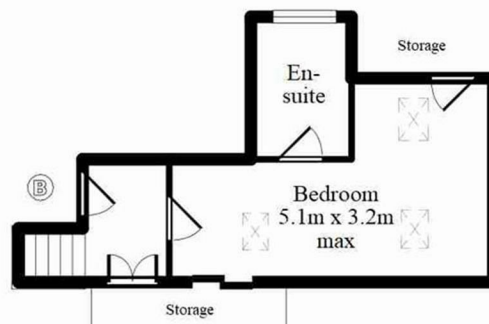
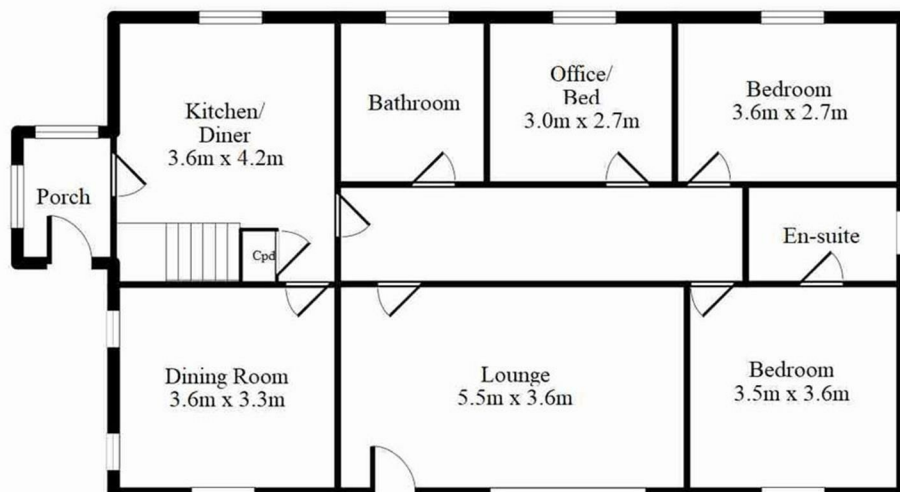
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for