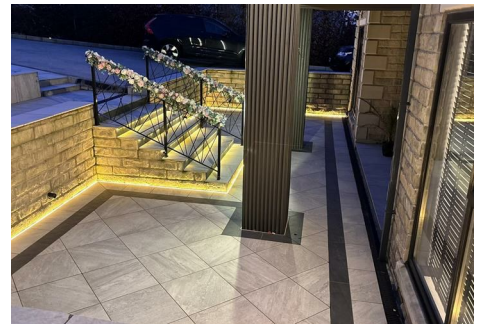




21 Snape Drive, Nr Queensbury, BD7 4LZ

Offers In The Region Of £1,500,000

- : Superb Contemporary Detached Residence
- : A Wealth Of Quality Fixtures & Fittings
- : 3 Reception Rooms & 2 Kitchens
- : Stunning Panoramic Views To The Rear
- : Parking For Numerous Vehicles Within Secure Gated Area
- : Covering Approximately 6000 square foot
- : 7 Bedrooms 7 Bathrooms
- : Large Corner Plot
- : Easy Access To Trans Pennine Road & Rail Network
- : Viewing Essential

21 Snape Drive, Nr Queensbury BD7 4LZ

An internal inspection is absolutely essential to fully appreciate this truly outstanding 7 bedroomed contemporary family residence covering approximately 6000 square foot and occupying a substantial corner plot. This unique and individual property is situated in this extremely convenient residential location, providing excellent access to Bradford, Halifax and the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. Designed to an exceptional standard throughout, the property provides luxurious and versatile family accommodation arranged over three floors, enjoying spectacular far-reaching panoramic views to the rear.

The property briefly comprises Ground Floor: impressive entrance hall, two spacious reception rooms, an superb open plan modern fully fitted dining kitchen, guest bedroom, study/prayer room, bathroom, cloakroom, balcony. Lower Ground Floor: Spacious lounge and family room, modern fitted kitchen, sauna, wet room, store room. First Floor: Four bedrooms all with en suite bathrooms and one with a walk in wardrobe, balcony, Second Floor: two bedrooms, bathroom, dressing room, office/bedroom, and balcony. Landscaped gardens and off road parking within a secure gated area for numerous vehicles.

Very rarely does an opportunity arise to purchase such a spacious family home with a wealth of quality fixtures and fittings in this extremely convenient location and as such an early inspection to view is strongly recommended.



7



7



3



B

Council Tax Band: E



ENTRANCE HALL

An impressive reception hall featuring a glazed balustrade, inset strip lighting, porcelain tiled floor with underfloor heating, contemporary vertical radiators and inset spotlight fittings to the ceiling.

From the entrance hall door to the

SITTING ROOM

20'3" x 18'5"

A beautifully proportioned reception room with two floor-to-ceiling double glazed windows to the front elevation, providing an abundance of natural light. The room benefits from concealed ceiling lighting, inset spotlight fittings, two contemporary vertical radiators and a fitted carpet.

From the entrance hall door to the

GUEST BEDROOM

14'9" x 9'9"

A spacious guest bedroom featuring a floor-to-ceiling double glazed window to the front elevation, feature wall, double radiator and fitted carpet.

From the entrance hall door to the

STUDY/PRAYER ROOM

11'9" x 8'2"

UPVC double glazed window to the side elevation, radiator and fitted carpet.

From the entrance hall door to the

MODERN FULLY FITTED DINING KITCHEN

23'5" x 11'8"

A stunning contemporary kitchen fitted with an extensive range of modern matt black wall and base units incorporating matching quartz work surfaces with a one-and-a-half bowl sink unit and mixer tap. Integrated appliances include a five-ring gas hob with extractor canopy above, fan-assisted electric oven and grill, integrated microwave, fridge and freezer and a dishwasher. A substantial central island incorporates an additional sink unit, breakfast bar and further cupboards. UPVC double glazed French doors open onto the balcony, taking full advantage of the property's elevated position and superb panoramic views. Further features of this stunning kitchen include matching splashbacks, porcelain tiled floor with underfloor heating, inset spotlight fittings, contemporary vertical radiator, walnut feature television wall and useful larder cupboard.

FAMILY AREA

Open plan to the kitchen, the family area benefits from UPVC double glazed windows to the rear and side elevations together with an external door providing access to the front of the property. The room has a matching tiled floor with underfloor heating.

From the entrance hall door to the

SPACIOUS LOUNGE

20'8" x 14'9"

A magnificent principal reception room enjoying spectacular panoramic views through the floor-to-ceiling double glazed windows to the rear elevation with French doors open onto the spacious balcony. Further double glazed windows to the side elevation provide this room with additional natural light. The room also benefits from a feature media wall with wall mounted television fittings, two contemporary wall mounted radiators and a fitted carpet.

From the entrance hall door to the

GROUND FLOOR BATHROOM

A luxurious contemporary bathroom fitted with a modern white three-piece suite incorporating a vanity wash basin with mixer tap, low flush WC and corner Jacuzzi bath with rainfall and handheld shower fittings. The bathroom is fully tiled, including the floor with underfloor heating, and benefits from concealed ceiling lighting, inset spotlights and a UPVC double glazed window to the side elevation.

From the entrance hall stairs lead down to the

LOWER GROUND FLOOR

Stairs with porcelain tiled flooring and underfloor heating lead to the lower ground floor.

A useful utility area provides plumbing for an automatic washing machine together with power for a condenser tumble dryer. From the utility area door to the

SAUNA & WET ROOM

The sauna room incorporates a fitted sauna, wash basin and shower with access through to a fully tiled wet room fitted with a further shower, low flush WC and

inset ceiling spotlights. A UPVC double glazed window overlooks the side elevation.

from the hall door opens to the

OPEN PLAN LOUNGE DINING AND FAMILY AREA

40'3" x 14'10"

Dining Area

A superb entertaining space with bi-folding doors opening directly onto the lower ground floor patio. Features include inset ceiling spotlights, porcelain tiled floor with underfloor heating and a contemporary radiator.

Family Area

Open plan from the dining area, the spacious family living area benefits from floor-to-ceiling double glazed windows together with further bi-folding doors opening onto the patio. Additional features include inset spotlights, wall mounted television fittings, contemporary radiator and fitted carpet.

From the hall door to the

SECOND KITCHEN

22'11" x 7'4"

Fitted with a modern range of wall and base units incorporating matching work surfaces with a single drainer sink unit and mixer tap. Integrated appliances include a three-ring gas hob beneath a stainless steel extractor canopy, electric oven and an integrated microwave. The kitchen has matching splashbacks complement the remaining decor, whilst a walk-in larder pantry provides fitted shelving, sensor lighting and space for an American-style fridge freezer. A UPVC double glazed window overlooks the side elevation and a double radiator completes the room.

From the entrance hall an impressive individually designed staircase leads to the

FIRST FLOOR LANDING

A striking contemporary staircase with fitted carpet leads to the first floor landing featuring inset spotlight fittings, glazed balustrade overlooking the entrance hall and a large UPVC double glazed window to the front elevation, flooding the landing with natural light.

From the landing door to

BEDROOM TWO

45'11" x 14'10"

A magnificent principal guest suite enjoying large UPVC double glazed windows to the rear elevation, perfectly framing the spectacular panoramic views. The room benefits from wall mounted television fittings and fitted carpet.

From the bedroom door opens to the

EN SUITE BATHROOM

Fitted with a luxurious white four-piece suite incorporating a freestanding bath with external mixer tap, vanity wash basin, low flush WC and a large walk-in shower with rainfall and handheld shower fittings. The room is fully tiled including the floor and benefits from inset spotlight fittings, UPVC double glazed window to the rear elevation and contemporary heated towel radiator.

From the landing door to

BEDROOM THREE

15'9" x 12'6"

UPVC double glazed French doors with glazed side panels open onto a Juliet balcony enjoying far-reaching views across Bradford and the surrounding areas. The room also benefits from a feature media wall with wall mounted television, and a tiled floor.

From the bedroom door to the

EN SUITE SHOWER ROOM

Fitted with a modern three-piece suite comprising vanity wash basin, low flush WC and walk-in shower with rainfall and handheld shower fittings. Fully tiled throughout including the floor, with inset spotlighting, strip lighting and UPVC double glazed windows to both the front and rear elevations.

From the landing door to a

DRESSING ROOM

Fitted with extensive hanging rails, shelving, drawers and dressing table. UPVC double glazed window to the side elevation, tiled floor and double radiator.

From the landing door to the

SHOWER ROOM

Fitted with a contemporary white three-piece suite incorporating vanity wash basin, low flush W/C and walk-in shower with rainfall and handheld shower fittings. Fully tiled including the floor with UPVC double glazed window to the side elevation and contemporary heated towel radiator.

From the landing to

BEDROOM FOUR

13'1" x 11'10"

Double bedroom with UPVC double glazed window to the side elevation, feature media wall with television point, double radiator and fitted carpet.

From the landing door to the

MASTER BEDROOM

20'4" x 18'5" (max)

A superb principal bedroom fitted with a full range of built-in wardrobes and matching dressing table. French doors open onto a glazed tiled balcony enjoying the property's elevated position. Additional features include a feature wall with mirrored panels, wall mounted television fittings, inset spotlighting, contemporary radiator and fitted carpet.

From the bedroom door to the

EN SUITE SHOWER ROOM

A stylish suite incorporating a shower cubicle, vanity wash basin, bidet and low flush W/C. The room is fully tiled including the floor and benefits from a UPVC double glazed window to the side elevation together with a contemporary heated towel radiator.

from the first floor landing stairs lead to the

SECOND FLOOR LANDING

Accessed via a carpeted staircase, the second floor landing benefits from a Velux double glazed skylight, fitted carpet and double radiator.

From the second floor landing door to the

OFFICE/ BEDROOM SIX

18'6" x 15'4"

A superb home office featuring a large floor-to-ceiling UPVC double glazed window to the front elevation together with French doors opening onto a glazed balcony, once again enjoying magnificent panoramic views. Contemporary radiator.

FROM THE LANDING DOOR TO

BEDROOM FIVE

15'3" x 14'0"

Large window to the rear elevation enjoying spectacular views together with a UPVC double glazed door opening onto the shared balcony. Fitted carpet, contemporary radiator and useful store room.

From the landing door to the

SHOWER ROOM

Fitted with a contemporary white three-piece suite incorporating wash basin, low flush W/C and walk-in shower with rainfall and handheld shower fittings. Fully tiled throughout with Velux double glazed skylight and contemporary radiator.

From the landing door to

BEDROOM FIVE

28'4" x 25'2" (max)

An exceptionally spacious bedroom featuring three Velux double glazed skylights, built-in cupboards providing excellent storage facilities, vaulted ceiling with exposed character, tiled floor and double radiator. An attractive feature of this room is the bespoke star light ceiling with mood lighting.

From the bedroom door opens to the spacious

DRESSING ROOM

This spacious dressing room is fitted with wardrobes, shelving, drawers, sensor lighting, together with a Velux double glazed skylight window and a fitted carpet.

EXTERNAL

The property occupies a generous corner plot with beautifully landscaped gardens and a variety of outdoor entertaining areas.

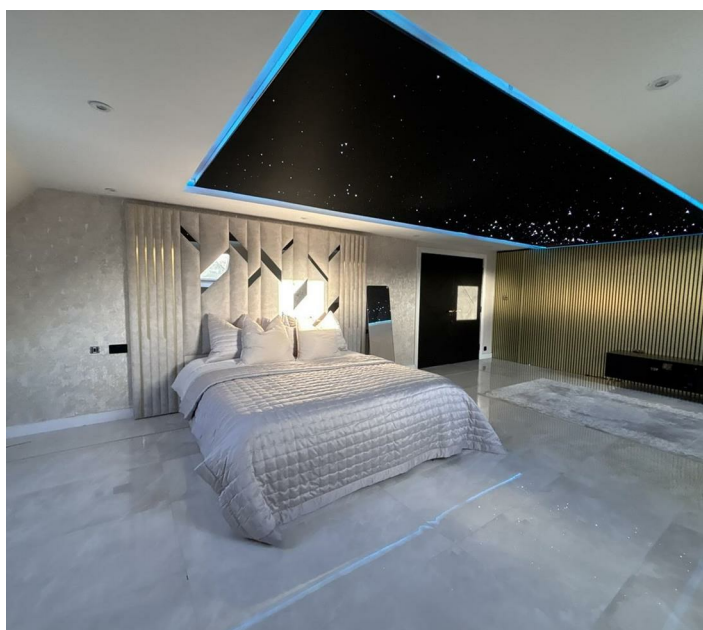
To the front, electric gates open onto a substantial resin driveway providing off-road parking for numerous vehicles. The front garden incorporates a lawn with mature plants and shrubs together with pathways and steps leading down to a covered patio area. The property enjoys a desirable south-facing frontage.

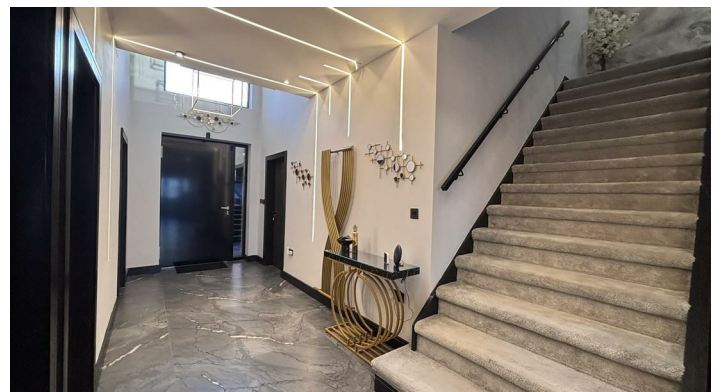
To one side is a further patio with steps leading down to the rear garden, whilst additional landscaped areas surround the property.

Extensive balconies are located on the lower ground, ground, first and second floors, each taking full advantage of the spectacular panoramic views this property provides.

GENERAL

The property is constructed of stone with partial rendered elevations beneath a blue slate roof. It benefits from UPVC double glazing together gas central heating with underfloor heating to a number of rooms and is presented to an exceptionally high standard throughout. The property is Freehold and is in Council tax Band E







Directions

SAT NAV BD7 4LZ

Viewings

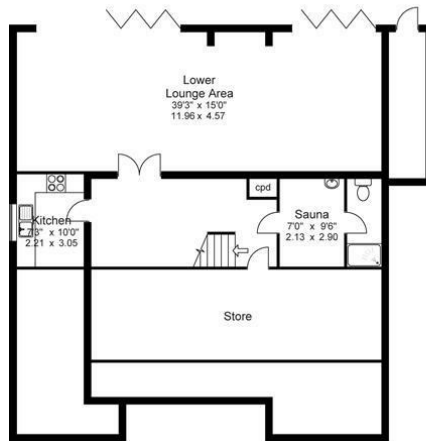
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

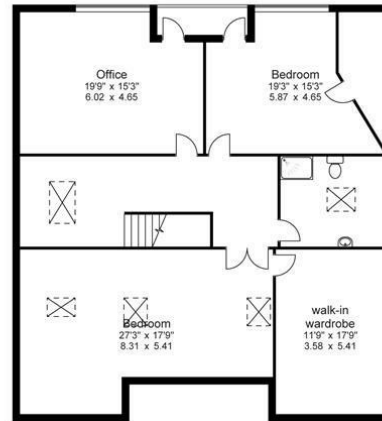
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

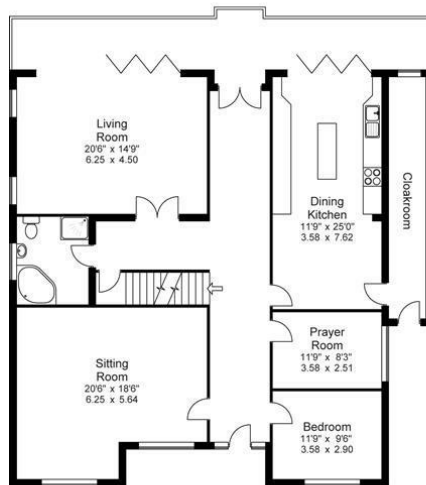
Approx Gross Floor Area = 5999 Sq. Feet
(exc. Store and Voids) = 557.3 Sq. Metres



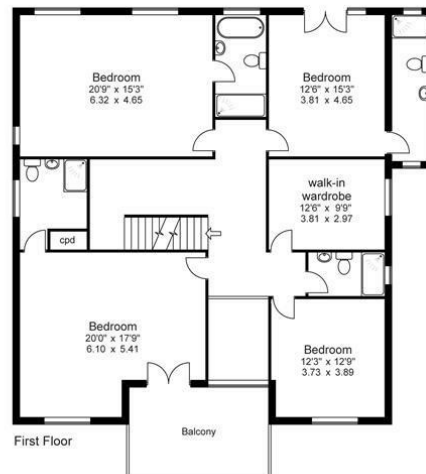
Lower Ground Floor



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.