



Royd View, Windy Bank, Lane, Queensbury, Bradford, BD13 2NW



welcome to

Royd View, Windy Bank Lane, Queensbury, Bradford

****GUIDE PRICE £525,000 - £550,000**** A characterful large family home offering spacious accommodation, a conservatory, ample driveway parking, a double garage, and attractive garden areas. Call us now to arrange your viewing!



Lounge

25' 1" x 16' 6" (7.65m x 5.03m)

The lounge comprises of carpet flooring, ceiling light points, gas central heating radiator, fitted gas fire, exposed beams, UPVC French door to the conservatory, UPVC double glazed windows to the front elevation.

Conservatory

14' 6" x 11' 3" (4.42m x 3.43m)

The conservatory comprises of wood flooring, and UPVC double glazed French door to the side elevation.

Dining Room

14' 8" x 12' (4.47m x 3.66m)

The dining room comprises of wooden flooring, exposed beams, ceiling light point, wood burner, gas central heating radiator, UPVC double glazed window to the front elevation.

Reception/Snug

14' 10" x 8' 10" (4.52m x 2.69m)

The snug comprises of carpet flooring, ceiling light points, gas central heating radiator, UPVC double glazed window to the rear elevation.

Ground Floor W/C

A low level W/C on the ground floor.

Kitchen

14' 7" x 12' 9" (4.45m x 3.89m)

The kitchen comprises of vinyl flooring, ceiling spotlights, gas central heating radiator, matching wall and base units with work top over, range cooker with extractor over, UPVC double glazed window to the front elevation.

Study/Office

20' 3" x 9' 10" (6.17m x 3.00m)

The study office comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the rear elevation.

Utility

7' 4" x 5' 10" (2.24m x 1.78m)

The utility comprises of tiled flooring, ceiling light point, matching wall and base units with work top over. Including Shower room and toilet. UPVC double glazed window to the front elevation.

Bedroom One

14' 6" x 13' 8" (4.42m x 4.17m)

Bedroom one comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Dressing Room

A dedicated dressing room provides excellent fitted wardrobes and storage space, enhancing the functionality of the principal bedroom. UPVC double glazed window to the rear elevation.

Bedroom Two

14' 4" x 8' 6" (4.37m x 2.59m)

Bedroom two comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Three

9' 5" x 8' 2" (2.87m x 2.49m)

Bedroom three comprises of carpet flooring, ceiling light point gas central heating radiator, fitted wardrobe, UPVC double glazed window to the rear elevation.

Bedroom Four

8' 8" x 8' 7" (2.64m x 2.62m)

Bedroom four comprises of carpet flooring, ceiling light point, gas central heating radiator and UPVC double glazed window to the rear elevation.

Bathroom

The bathroom comprises of ceiling light point, gas central heating radiator, low level W/c, pedestal wash basin, panelled bath, fully fitted shower, UPVC double glazed window to the front elevation.

Bedroom Five

15' 3" x 8' 8" (4.65m x 2.64m)

A double bedroom with carpet flooring, ceiling light point and two UPVC double glazed windows to the front elevation.

Bedroom Six

16' 8" x 5' 10" (5.08m x 1.78m)

Carpet flooring, ceiling light point and a UPVC double glazed window to the front elevation.

Bedroom Seven

11' 7" max x 9' 1" max (3.53m max x 2.77m max)

A double bedroom with carpet flooring, ceiling light point and two UPVC double glazed windows to the front elevation.

Double Garage

22' 3" x 18' 8" (6.78m x 5.69m)

The garage comprises of electric power points and has plumbed water

Externally

Externally, the property benefits from driveways, a side garden including a vegetable patch, and a wrap-around garden to the rear with plenty of lawned areas, enjoying panoramic views.



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welcome to

Royd View Windy Bank Lane, Queensbury Bradford

- DETACHED SEVEN BEDROOM PROPERTY
- LOCATED IN THE OUTSKIRTS OF HALIFAX
- OFFERING SPACIOUS LIVING THROUGHOUT.
- COMPLEMENTED BY DRIVEWAYS AND ATTRACTIVE GARDEN AREAS
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£525,000 - £550,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX115374 - 0005

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