bronte estates









14 The Harrowins, Queensbury, Bradford, BD13 1FA

£299,950

- MODERN THREE BEDROOM SEMI DETACHED
- MASTER WITH ENSUITE
- DESIRABLE DEVELOPMENT
- EV CHARGE POINT
- A SPACIOUS FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE 32' UNDER-HOUSE GARAGE
- BLINDS INCLUDED
- WELL PRESENTED THROUGHOUT
- 'B' RATED ENERGY CERTIFICATE

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14 The Harrowins, Bradford BD13 1FA

** SPACIOUS THREE BEDROOM SEMI DETACHED ** SET OVER THREE FLOORS ** THREE DOUBLE BEDROOMS ** LARGE GARAGE ** CUL-DE-SAC POSITION ** Bronte Estates are delighted to list for sale this modern family home on this popular development in Queensbury. One of stand out features of this impressive property is the large 32' under-house garage that has an 11' ceiling height and could accommodate two-three cars! To the ground floor is a spacious hallway with utility room and stairs leading up to the first floor where the main living space can be found. To the second floor there are three double bedrooms, master with en-suite and a family bathroom. Externally the property enjoys off-road parking to the front and a superb enclosed rear garden. Early viewing is advised to appreciate the space on offer.

3 2 1 B

Council Tax Band: D







Ground Floor

Entrance Hall
14'2" x 6'11"
Laminate flooring, storage cupboard, stairs to the first floor.

Utility Room
6'1" x 4'1"
Tiled flooring, fitted work surface, plumbing for a washing machine & space for a tumble dryer.

First Floor
11'7" x 6'11"
Open spindle balustrade to the stair case, further stairs leading to the second floor.

Lounge
18'7" x 10'4"
French windows to the front with Juliet balcony, two central heating radiators.

Dining-Kitchen
17'8" x 12'1"
Range of modern base & wall units, contrasting work surfaces, sink & drainer, tiled flooring, boiler cupboard, integrated appliances to include; fridge freezer, electric oven, hob, extractor above, plumbing for a dish washer. Central heating radiator, French doors and windows to the rear.

WC
Pedestal wash basin, low flush WC, central heating radiator, tiled floor, storage cupboard, window to the front.

Second Floor
Storage cupboard to the landing area, central heating radiator, access to the loft.

Bedroom One
14'1" x 13'0"
Fitted wardrobes with three sliding doors, additional storage cupboard, central heating radiator, window to the front.

Ensuite
Shower cubicle with sliding doors and electric shower, wall mounted wash basin, low flush WC, tiled flooring, central heating radiator, window to the front.

Bedroom Two
10'11" x 9'1"
Fitted double wardrobe with sliding doors, central heating radiator, window to the rear.

Bedroom Three
10'11" x 8'3"
Central heating radiator, window to the rear.

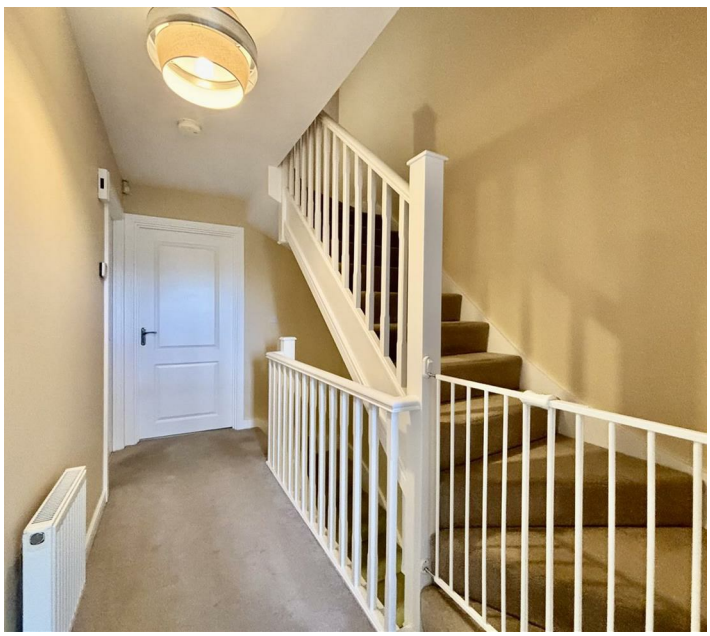
Bathroom
Three piece bathroom suite comprising; panelled bath, wall mounted wash basin, low flush WC, tiled flooring, central heating radiator.

Garage
32'1" x 27'9" narrowing to 9'10"
Underneath the house is an unusually large 'L' shape garage with an 11 7" high ceiling that offers potential for conversion STPP. The possibilities are endless! Power, lighting and an 'up and over' door to the front.

Exterior
Driveway parking to the front, paved pathway and stairs to the front door, raised pebble flowerbed. To the rear of the property is an enclosed garden with paved patio area, lawn, gravel, raised flower beds, well planted and a variety of mature shrubs and trees, external water tap, gate to the side with shared pathway.













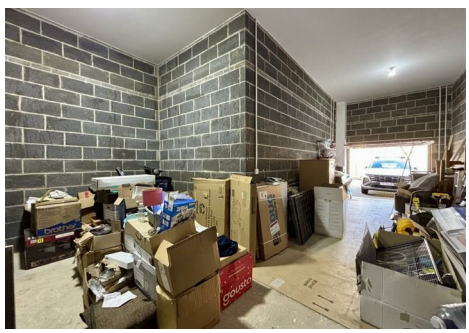


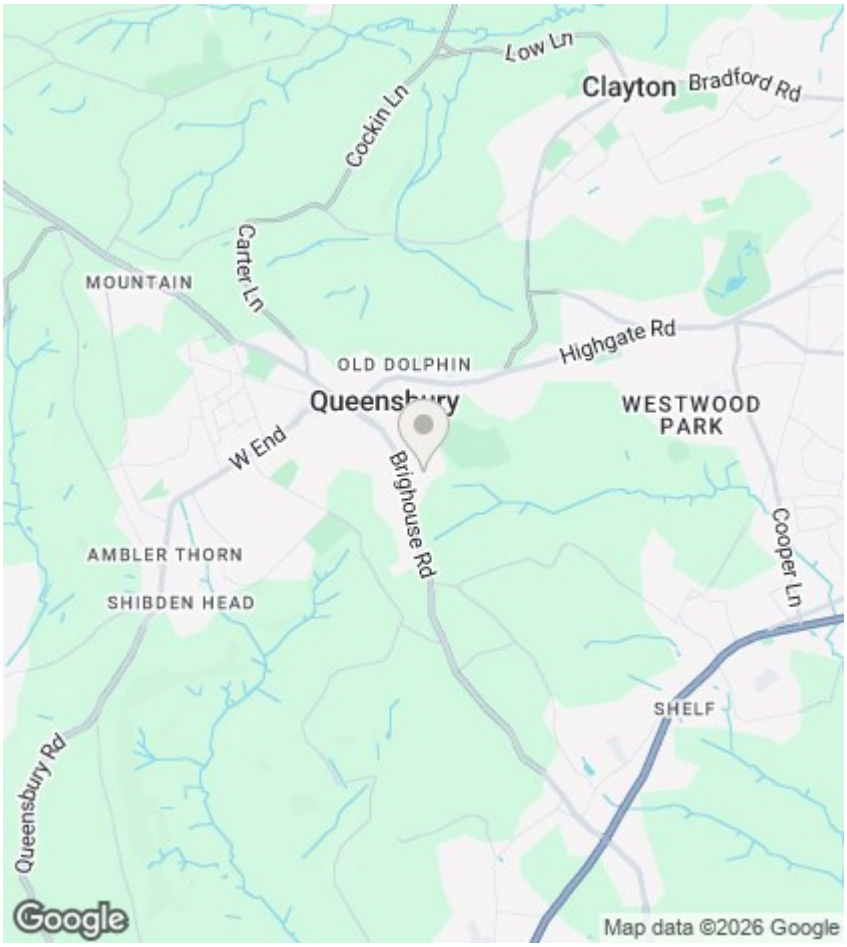












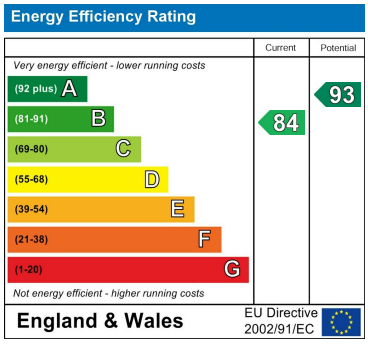
Directions

Viewings

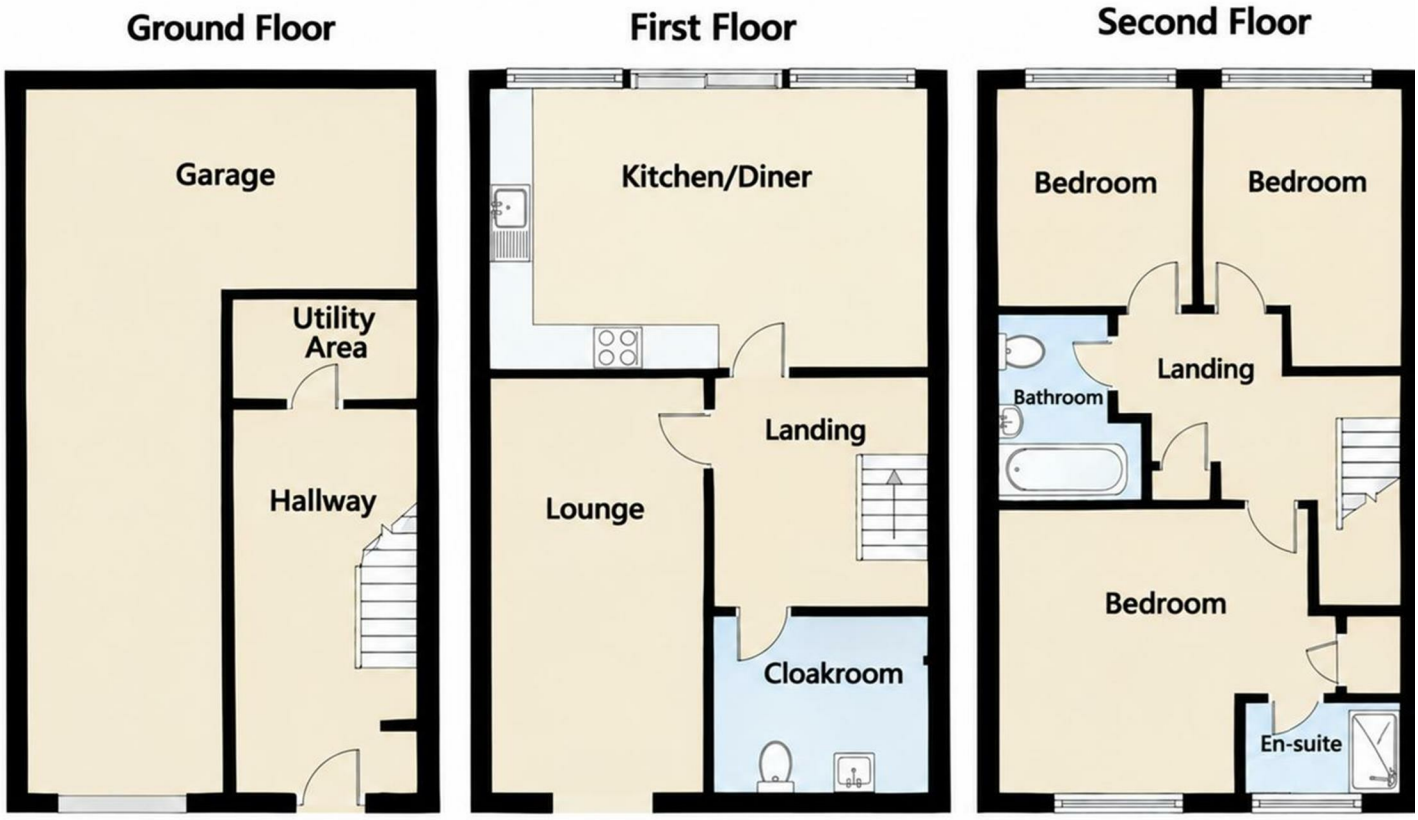
Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

B



Floorplan



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