



## Bradshaw View, Queensbury

**Asking Price £387,500**

\* DETACHED \* FOUR BEDROOMS \* TWO RECEPTION ROOMS \* CONSERVATORY \*  
\* TWO BATH/SHOWER ROOMS \* POPULAR LOCATION \* GARDENS \* PARKING \*

Well presented four bedroom family sized detached home situated on the outskirts of Queensbury.

Situated in a sought after residential location which is popular with young/growing families - with its proximity to amenities, shops, rural walks, primary and secondary schools.

The accommodation benefits from a modern fitted kitchen, house bathroom, en-suite shower room and conservatory. The accommodation briefly comprises entrance hallway, cloakroom/wc, lounge, dining kitchen, utility room, conservatory and sitting room.

There are four first floor bedrooms - master bedroom having en-suite shower room, together with house bathroom.

To the outside there is a driveway to the front providing off road parking, well stocked enclosed garden to the rear with lawn and patio area, together with a part garage which is useful for storage.





**Entrance Hall**

With radiator.

**Cloakroom/WC**

Modern two piece suite comprising low suite wc, vanity sink unit, tiled walls and floor, radiator and double glazed window.

**Lounge**

14'7" x 13'6" (4.45m x 4.11m)

With a living flame gas fire in fireplace surround, double glazed bay window.

**Dining Kitchen**

21'4" x 9'4" (6.50m x 2.84m)

Modern fitted dining kitchen having a range of wall and base units incorporating sink unit, granite work tops, integrated wine cooler, plumbing for dishwasher, tiled floor, range style cooker, extractor hood, radiator, double glazed window, bi-fold doors.

**Utility**

5'5" x 5'7" (1.65m x 1.70m)

With fitted wall and base units incorporating plumbing for auto washer, tiled floor, upvc door to rear, radiator.

**Conservatory**

9'5" x 8' (2.87m x 2.44m)

With French doors to rear.

**Sitting Room**

13'2" x 8'2" (4.01m x 2.49m)

With radiator and double glazed window.

**First Floor**

With useful storage, double glazed window, loft access via a pull down ladder.

**Bedroom One**

13'5" x 12' (4.09m x 3.66m)

With radiator and double glazed window. Dressing area with sliding door wardrobes. En-Suite Shower Room;

**En Suite Shower Room**

Modern three piece suite comprising shower cubicle, low suite wc, pedestal wash basin, radiator and double glazed window.

**Bedroom Two**

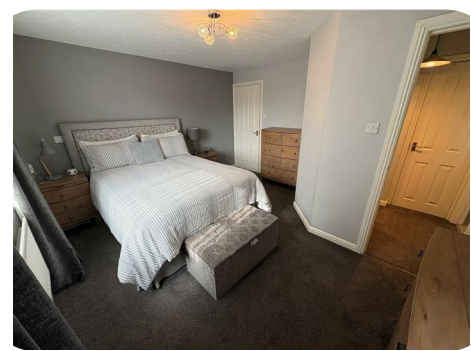
13'6" x 8'8" (4.11m x 2.64m)

With radiator and double glazed window.

**Bedroom Three**

10' x 9'11" (3.05m x 3.02m)

With radiator and double glazed window.





### Bedroom Four

9' x 8'8" (2.74m x 2.64m)

With radiator and double glazed window.

### Bathroom

Modern three piece suite comprising P shaped bath, low suite wc, pedestal wash basin, radiator and double glazed window.

### Exterior

To the outside there is a part garage to the rear - ideal for storage. Well stocked garden to the rear with lawn and patio area, driveway providing off-road parking.

### Directions

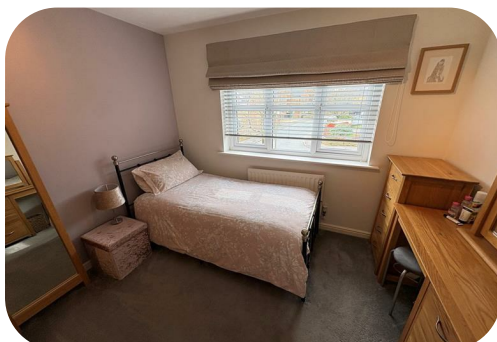
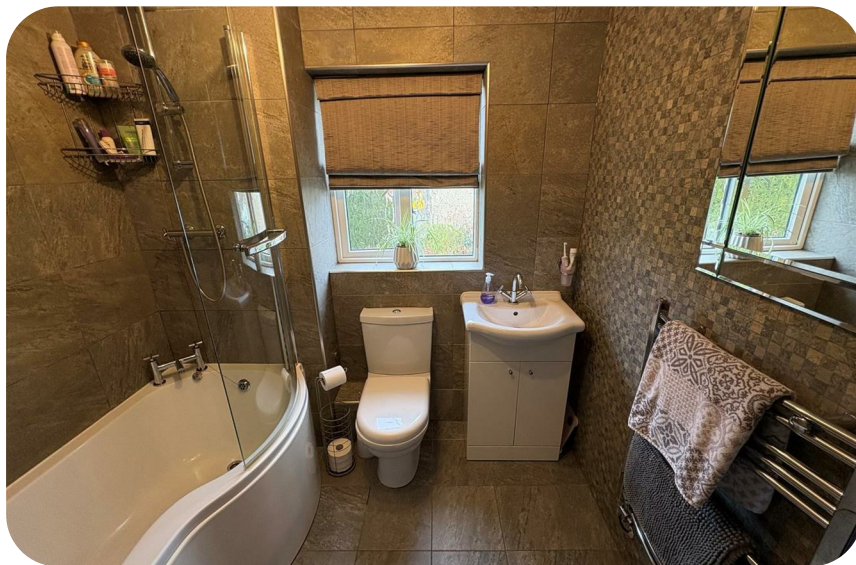
From our office on Queensbury High Street head towards Russell St, continue to follow A647 for 0.7 miles, turn right onto Oxford Rd, continue onto Moor Cl Ln, right onto Moor Cl Rd, left onto Stonehouse Dr, left onto Bradshaw View and the property will be seen displayed via our For Sale board.

### TENURE

FREEHOLD

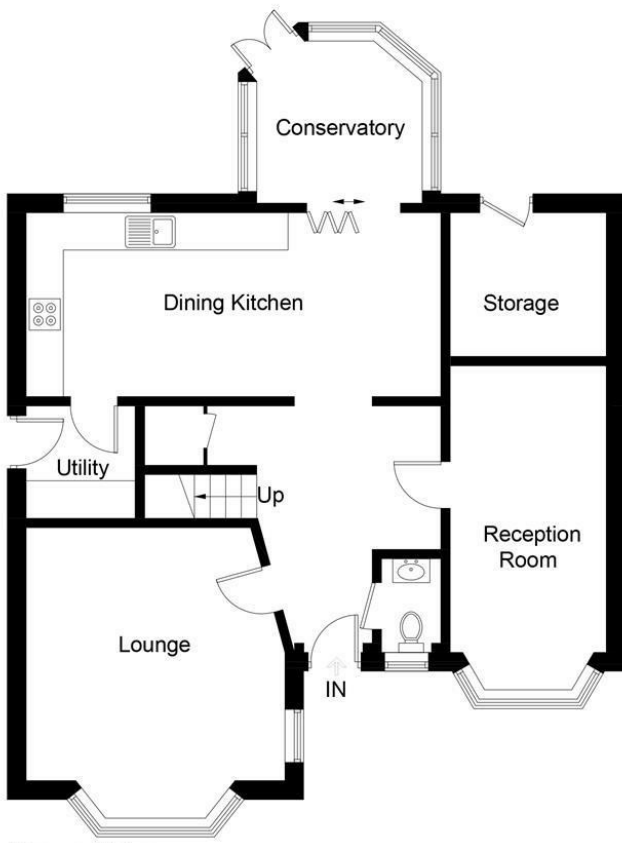
### Council Tax Band

E / Bradford

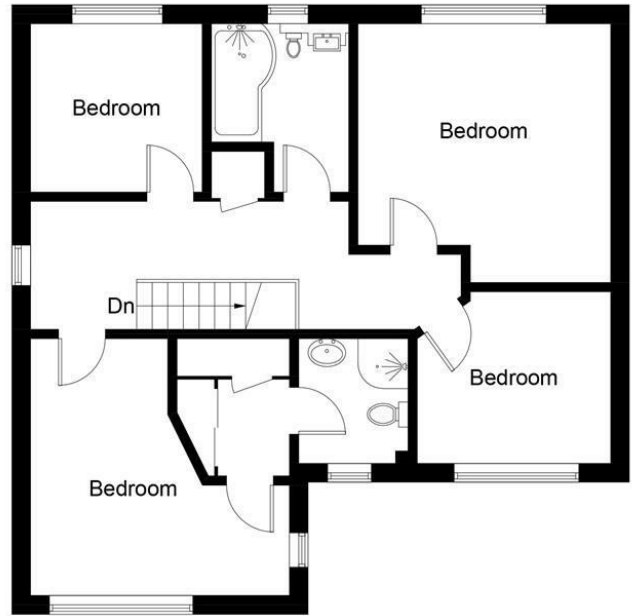


# Bradshaw View, BD13

Approximate Gross Internal Area = 146.9 sq m / 1581 sq ft  
 Storage = 7.5 sq m / 81 sq ft  
 Total = 154.4 sq m / 1662 sq ft

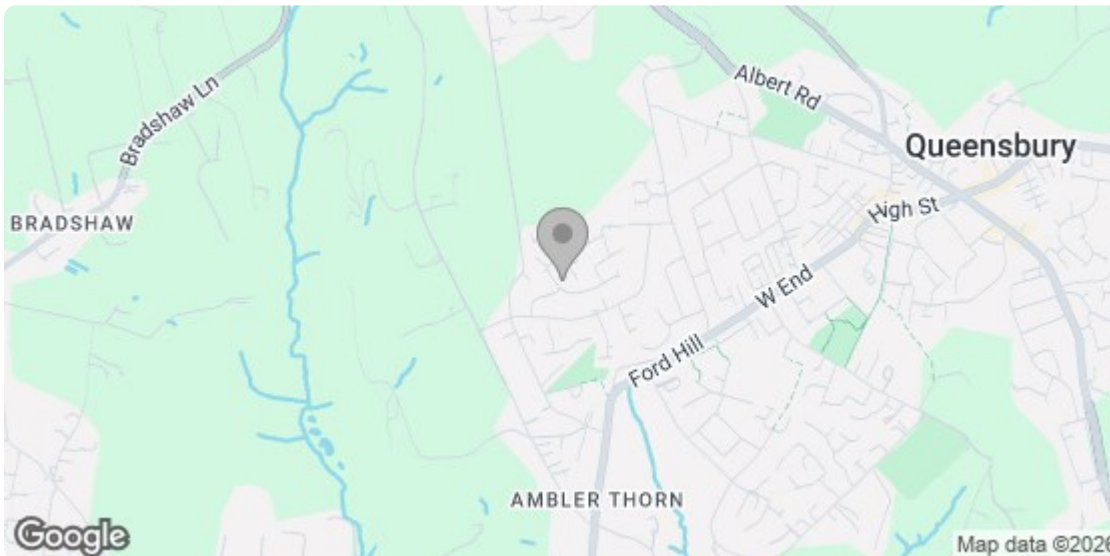


Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1287812)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	76
<b>England &amp; Wales</b>		EU Directive 2002/91/EC
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		

**Agent Notes & Disclaimer** We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Money Laundering Regulations Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.

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