Hamilton Bower
ESTATE AGENT









## 8 Old Mill Dam Lane, Queensbury, Bradford, BD13 2FP
## Asking Price £400,000

A beautifully presented and extended four-bedroom detached family home, ideally positioned within a popular cul-de-sac and offering stylish, versatile accommodation, a superb garden with hot tub included and excellent family living space.

## COUNCIL TAX BAND - D

## EPC RATING - B

This impressive property has been maintained to a superb standard throughout and offers a fantastic blend of modern interiors, generous proportions and versatile living accommodation.

The welcoming lounge provides an attractive focal point with its feature wall panelling, creating a stylish and comfortable space for relaxing with family and friends.

A particular highlight is the modern recently fitted kitchen, featuring elegant quartz worktops and breakfast bar seating. The kitchen provides a contemporary and practical heart to the home, with a useful separate utility room conveniently located just off the kitchen with laundry facilities and wc.

The property has also been extended, while the converted garage now provides a valuable second reception room and ideal storage space. This versatile space offers numerous possibilities and could be utilised as a family room, home office, children's playroom, cinema room or additional entertaining space.

To the first floor are four generously proportioned double bedrooms. The principal bedroom benefits from fitted wardrobes and a modern en-suite shower room, while the remaining bedrooms provide excellent space for family members, guests or home working. A modern family bathroom completes the first-floor accommodation.

Externally, the property boasts a beautiful rear garden, thoughtfully arranged to provide a wonderful combination of entertaining and relaxation areas. There is a paved patio, lawn, and a covered veranda, creating an ideal sheltered outdoor seating area. The garden is further enhanced by a private hot tub (included), making this a fantastic space for entertaining or simply unwinding at the end of the day.

To the front, the property benefits from a smart block-paved driveway, providing ample off-road parking and adding to the property's attractive kerb appeal.

The property is situated in a popular cul-de-sac location, with a range of local amenities, shops and schools conveniently nearby. The combination of its modern presentation, spacious accommodation, excellent outdoor space and versatile additional reception room makes this an ideal family home.

## GROUND FLOOR



### Dining Kitchen







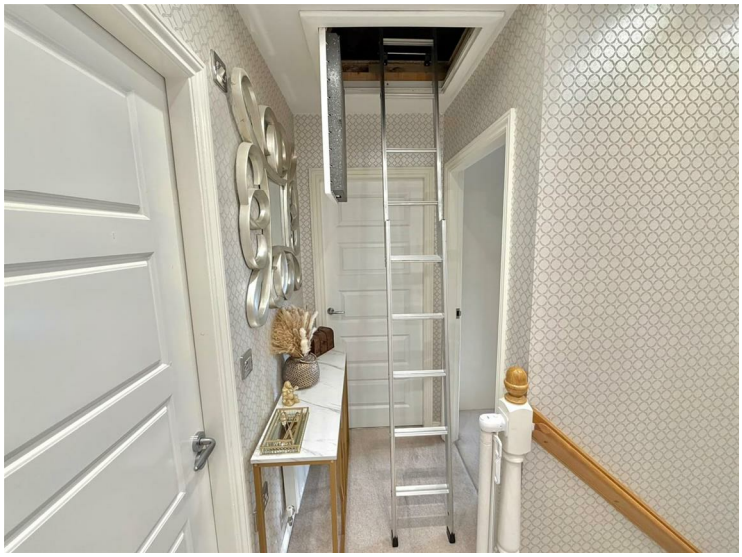
### Living Room



## Utility Room




## FIRST FLOOR



## Garage Conversion






## Primary Bedroom





## WC



## En-Suite



## Bedroom





## Bedroom



## Bedroom



## Bathroom



## EXTERNAL







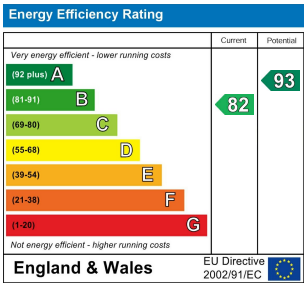
## Rear

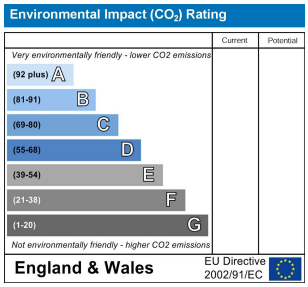









Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
82
93
England & Wales
EU Directive 2002/91/EC


Environmental Impact ($CO_2$) Rating
Current
Potential
Very environmentally friendly - lower CO2 emissions
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO2 emissions
England & Wales
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