



## 34 Edale Grove, Queensbury, Bradford, BD13 2EF

£595,000

- SIX BEDROOM DETACHED + ONE BEDROOM DETACHED ANNEX
- WELL PRESENTED THROUGHOUT
- PARKING FOR UP TO EIGHT CARS
- SECURITY ALARM SYSTEM
- CLOSE TO LOCAL AMENITIES
- TWO PROPERTIES IN ONE!
- SUPERB ENTERTAINING SPACE
- CUL-DE-SAC LOCATION
- SUPERB PRIVATE GARDEN
- EARLY VIEWING ADVISED

# 34 Edale Grove, Bradford BD13 2EF

**\*\* EXTENDED SIX BEDROOM DETACHED & A DETACHED ANNEX \*\* WELL PRESENTED THROUGHOUT \*\* PARKING FOR UP TO EIGHT CARS \*\* SUPERB ENTERTAINING SPACE \*\*** Bronte Estates are delighted to offer for sale this exceptional, unique property consisting of a spacious and well appointed six bedroom detached and a separate detached annex at the end of the driveway. The property is ideal for large families, multi-generational living or perhaps those wanting separate office/business space. The main house has been extended to the side & rear and enjoys a large open plan kitchen/living/dining space with a high-spec fitted kitchen and bi-fold doors out to the rear garden. Briefly comprising of: Ground Floor - Hall, Lounge, WC, ground floor Bedroom and an open-plan Kitchen/Dining/Living space. To the first floor are five Bedrooms (one currently used as a Dressing Room) and a family Bathroom. The annex consists of an open-plan Lounge & Kitchen, Bedroom & Shower Room. Gardens to the side and rear plus a large private driveway with parking for several vehicles.



Council Tax Band: D



## MAIN HOUSE

### Entrance Hall

A composite entrance door leads into the hallway with stairs off to the first floor, cloaks cupboard, central heating radiator, alarm control panel and a door to the lounge.

### Lounge

15'0 x 13'0

Feature slatted panel wall, marble fireplace housing a modern electric fire, window to the front elevation, three wall light points, central heating radiator and double doors to:

### Kitchen/Dining/Living Space

23'4 x 19'3

A most impressive family space with designated kitchen area, dining and living areas. To the rear are bi-fold doors leading out to the rear garden, two windows to the rear elevation - all with integrated blinds, plus three electrically operated Velux roof windows allowing for plenty of natural light. The floor throughout is tiled and enjoys under-floor heating. The kitchen area is fitted to a high specification including Quartz work-surfaces, a centre island breakfast bar, Quooker tap and NEFF integrated appliances including two electric ovens, microwave, five ring gas hob and an extractor above. Further appliances include a dishwasher, washing machine and tumble dryer. There is an array of fitted cabinets including a boiler cupboard, LED lighting, spotlighting and a speaker system. The lounge area has fittings for a wall mounted TV and the dining area has a feature slatted wall and over-table lighting.

### WC

Black feature WC, washbasin with storage below, extractor and a black heated towel rail.

### Ground Floor Bedroom

16'4 x 7'6

Double bedroom with a window to the front elevation and a central heating radiator.

### First Floor Landing

An 'L' shaped landing with access to the loft space and doors off to all bedrooms and the bathroom.

### Master Bedroom

13'7 x 10'2

Window to the front elevation and a central heating radiator.

### Bedroom

11'5 x 10'2

Window to the rear elevation and a central heating radiator.

### Bedroom

13'3 x 7'4

Window to the front elevation and a central heating radiator.

### Bedroom

8'2 x 7'3

Window to the rear elevation and a central heating radiator.

### Bedroom / Dressing Room

7'8 x 6'9

Currently being used as a dressing room for the master bedroom. Window to the front elevation and a central heating radiator.

### Family Bathroom

An impressive four piece bathroom with black fittings & accessories, comprising of a shower cubicle with glass door and a mains powered shower, a modern free-standing bath with floor mounted taps, WC and a washbasin with mixer tap and storage below. LED wall mirror, heated towel rail and a window to the rear elevation.

### External

To the front of the property is a large tarmac driveway with parking for up to eight cars and access to the main house and the annex. To the rear of the house is a superb patio with a hot tub pergola, exterior lighting, power points and an outside tap. A lawned area wraps around the side of the house with secure fencing and a lockable gate. Over the fence is a pleasant green space for kids to play and dog walking.

### DETACHED GROUND FLOOR ANNEX

The annex is detached and offers space for a relative to live independently and accommodation is all to the ground floor. Previously operated as an AirBNB and currently

used as office space. The annex has electric underfloor heating throughout, UPVC double glazing, it's own outside space and parking.

### **Living Space**

15'1 x 13'2

A composite entrance door leads in to an open plan lounge and kitchen, laminate flooring and windows to three elevations. The kitchen area has a range of fitted base and wall units, stainless steel sink & drainer, electric oven, hob and extractor. A door leads to:

### **Bedroom**

16'0 x 6'6

Windows to two elevations and a door to:

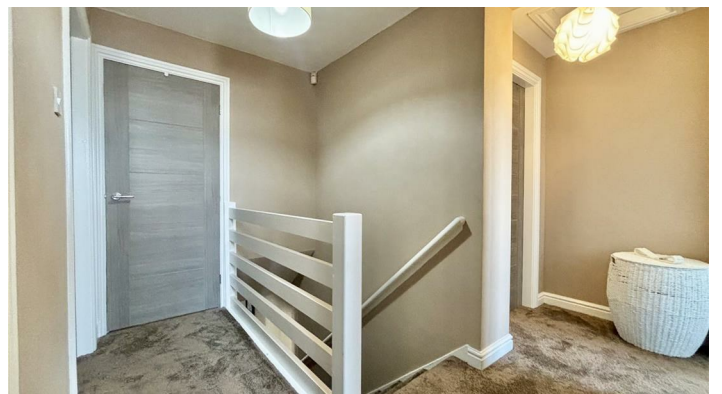
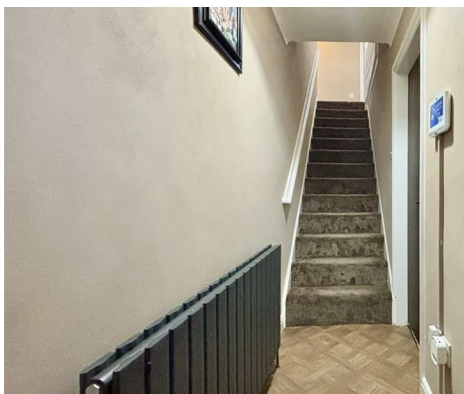
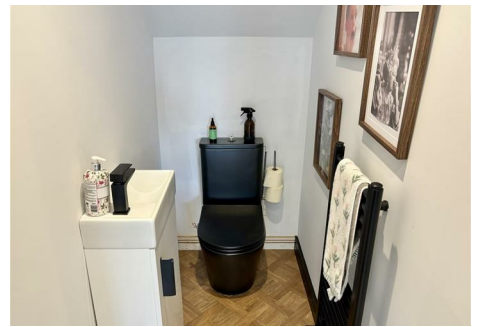
### **Shower Room**

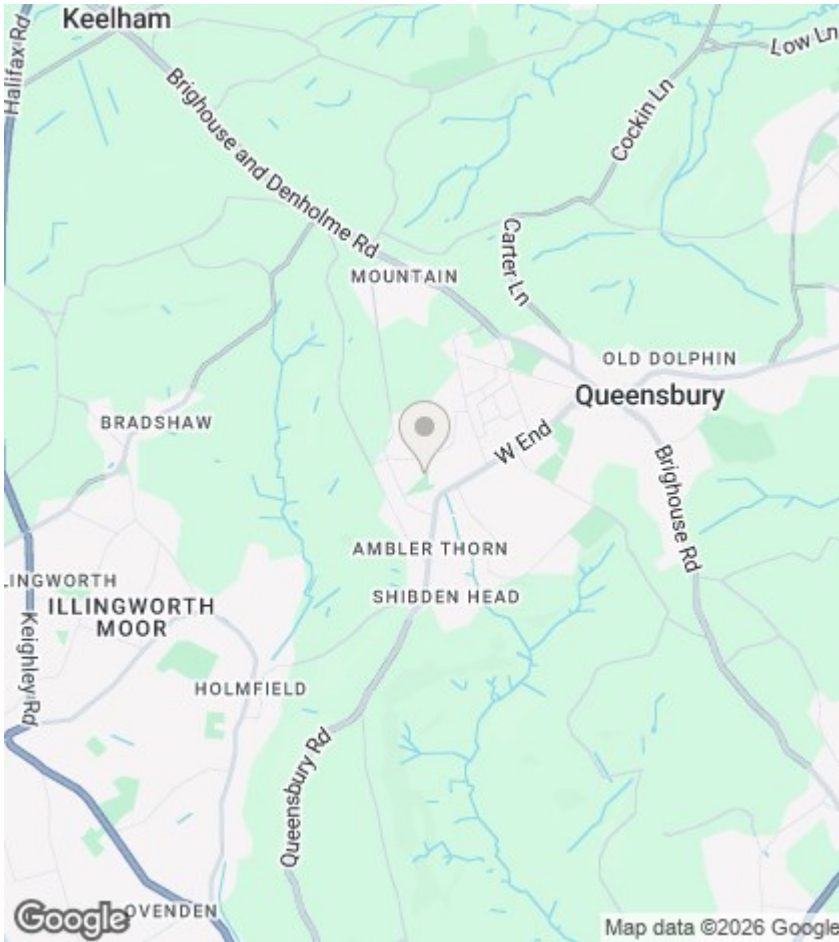
7'5 x 7'3

A spacious bathroom with a walk-in mains powered shower and glass screen, WC and a washbasin with storage below. Window to the rear elevation.

### **Energy Performance Certificate to follow**







## Directions

## Viewings

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

## EPC Rating:

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			
England & Wales		EU Directive 2002/91/EC	

