



10 Far Hunger Hill Close, Queensbury, Bradford, BD13 1FD

£325,000

- MODERN FOUR BEDROOM DETACHED
- LARGE GARDEN TO THE REAR
- MASTER BEDROOM WITH ENSUITE
- SOUGHT AFTER RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES
- INTEGRAL GARAGE
- DRIVEWAY FOR TWO CARS
- GROUND FLOOR WC & UTILITY ROOM
- CUL-DE-SAC LOCATION
- AN IDEAL FAMILY HOME

10 Far Hunger Hill Close, Bradford BD13 1FD

**** MODERN FOUR BEDROOM DETACHED ** LARGE REAR GARDEN WITH OPEN ASPECT ** OFF-ROAD PARKING ** POPULAR LOCATION **** Bronte Estates are delighted to offer for sale this ideal family home in Queensbury. Benefitting from a ground floor WC, utility room, plus an En-suite to the master bedroom. The spacious rear garden is family friendly and comprises of a raised deck seating area, lower level sunken patio, lawn and a woodland outlook. Briefly comprising of: Entrance Hall, Lounge, Dining Kitchen, Utility Room, WC, four first floor Bedrooms, master with En-suite and a family bathroom. Off-road parking to the front and a single garage.



Council Tax Band: E



ENTRANCE HALL

With a gas central heating radiator and stairs off to the first floor. Door to the lounge.

LOUNGE

16'2" x 10'5"

Window to the front elevation, under-stairs storage cupboard and a central heating radiator.

DINING KITCHEN

9'6" x 17'5"

A modern fitted kitchen with a range of wall and base units and working surfaces over.

Incorporating a stainless steel sink and drainer, double electric oven, gas hob with extractor over and a window to the rear. Patio doors from the dining area lead out to the rear. Central heating radiator.

UTILITY ROOM

Plumbing for a washing machine, exterior door to the side, central heating boiler and a central heating radiator,

DOWNSTAIRS W/C

With wash hand basin, WC, window to the rear elevation and a gas central heating radiator.

LANDING

With loft access, storage cupboard and a gas central heating radiator.

BEDROOM ONE

12'11" x 10'9"

With window to the front and a central heating radiator. Door to an en-suite.

ENSUITE

Comprising of a shower cubicle, wash hand basin, WC, window to the front elevation and a central heating radiator.

BEDROOM TWO

8'2" x 15'3"

With a window to the front elevation and a central heating radiator.

BEDROOM THREE

12'5" x 8'0"

With a window to the rear elevation and a central heating radiator.

BEDROOM FOUR

7'10" x 10'2"

With a window to the rear elevation and a central heating radiator. Currently used as a dressing room.

BATHROOM

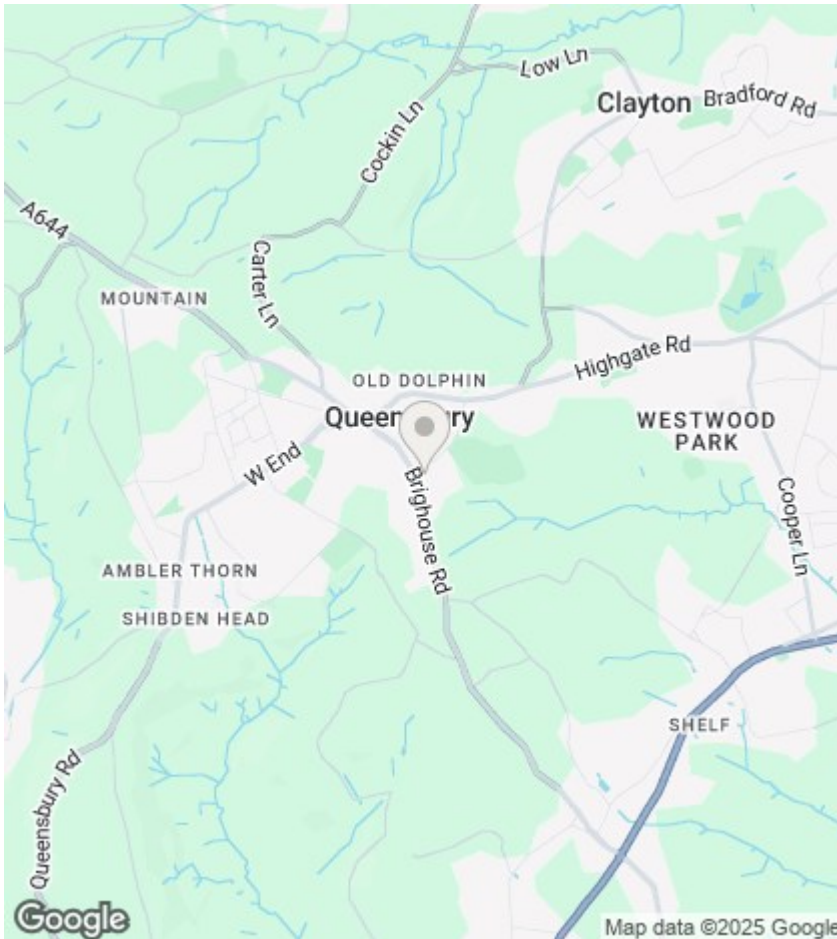
Three piece white bathroom suite comprising of a panelled bath with a shower over, wash basin, WC, and window to the rear elevation.

EXTERNAL

Block paved driveway to the front for two cars, pathway to the rear and access to the garage. To the rear is a large decked patio with steps down to a superb sunken patio seating area, lawn and mature trees.







Directions

Viewings

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

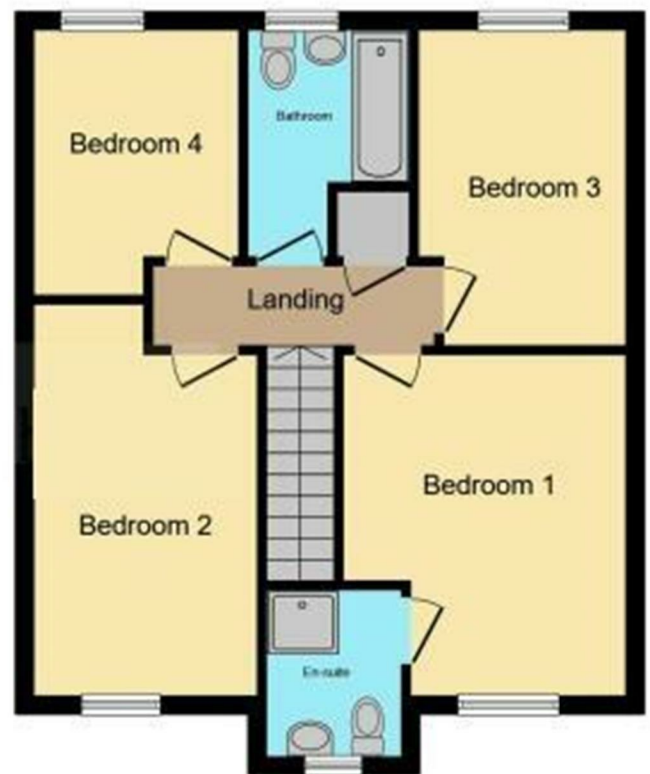
EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	82	
(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



Ground Floor



First Floor