bronte estates









26 Grouse Moor Lane, Queensbury, Bradford,, BD13 1NS

£345,000

- MODERN FOUR BEDROOM DETACHED
- WELL PRESENTED THROUGHOUT
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- ENSUITE TO MASTER BEDROOM
- TWO RECEPTION ROOMS
- GROUND FLOOR WC
- OFF-ROAD PARKING
- FOUR DOUBLE BEDROOMS
- DESIRABLE CUL-DE-SAC POSITION

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

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** FOUR BEDROOM DETACHED ** POPULAR MOUNTAIN AREA OF QUEENSBURY ** CUL-DE-SAC POSITION ** TWO RECEPTION ROOMS ** TWO BATHROOMS ** Bronte Estates are pleased to offer for sale this well presented four bedroom detached at Mountain. Situated at the end of Grouse Moor Lane in the cul-de-sac and benefitting from off-road parking to the front and a generous garden to the side and rear. Briefly comprising of: Entrance Hall, Lounge, Dining Room, Dining-Kitchen, ground floor WC, integral Garage, four first floor Bedrooms, Master with En-suite and a family Bathroom. Parking to the front for two cars, garage and wrap-around gardens. Early viewing id advised.

4 2 2 C

Council Tax Band: D







HALL
Stairs leading to first floor landing with an oak balustrade, central heating radiator and doors off to the lounge, kitchen dining room, WC and the garage.

DINING ROOM
13'10 x 8'5
Bay window to the front elevation and a central heating radiator.

LOUNGE
14'3 x 14'2
Bay window to the rear with French doors and views across the garden, fireplace with marble inlay & hearth and a central heating radiator.

DINING KITCHEN
15'2 x 8'5
Fitted with a good range of wall and base cabinets with working surfaces over and luxury Travertine marble tiling. Integrated microwave, porcelain sink and mixer tap and plumbing for a dishwasher. A large gas range cooker with seven ring gas hob, two ovens, grill and warming drawer is included in the sale plus a matching extractor hood above. Windows to the side and rear plus a external side door.

WC
W/C, pedestal hand wash basin, central heating radiator and an extractor fan.

GARAGE
17'4 x 8
Up and over door, central heating boiler, power and light. Utility area with plumbing for a washing machine and space for a tumble dryer.

FIRST FLOOR LANDING
Airing cupboard, loft hatch, central heating radiator and doors off to all bedrooms and the bathroom.

BEDROOM ONE
11'7 x 11'7
Window to the front elevation, central heating radiator and fitted mirror front wardrobes. Door to:

ENSUITE
Shower cubicle with electric shower, wash basin set on a vanity unit, W/C, central heating radiator, window to the front and an extractor fan.

BEDROOM TWO
11'3 x 8'3
Window to the front elevation and a central heating radiator.

BEDROOM THREE
11 x 9'1
Window to the rear elevation, central heating radiator and mirrored fitted wardrobes.

BEDROOM FOUR
11'7 x 8
Window to the rear elevation and a central heating radiator.

BATHROOM
Panelled bath and electric shower over, wash basin with storage below, W/C, window to the side, central heating radiator and an extractor fan.

EXTERNAL
Enclosed child or pet friendly garden to the rear consisting of lawned areas, paved patio, flower beds, plus a range of mature shrubs and trees. To one side is a further patio area with a garden shed. Lockable gates can be found at both sides of the property leading to the rear. To the front is an open plan two car driveway and boundary hedging.




HOME























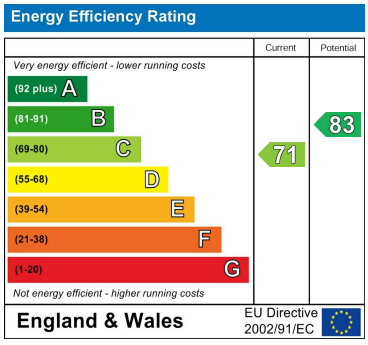
Directions

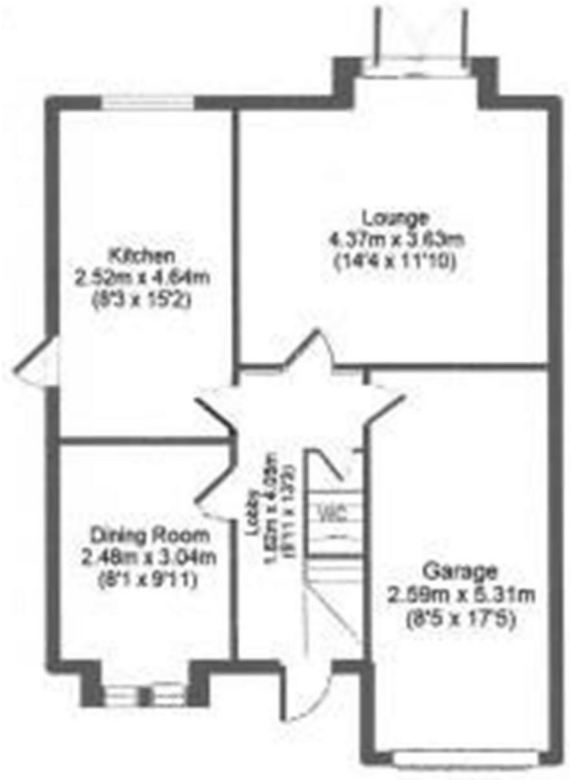
Viewings

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

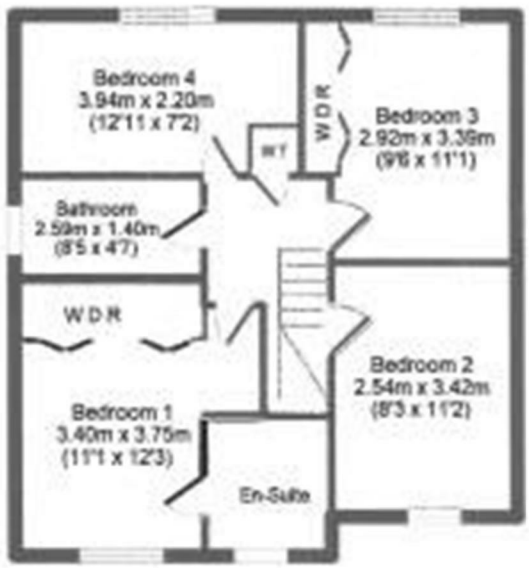
EPC Rating:

C





Ground Floor



First Floor

This floor plan has been created for illustrative purpose only.
Measurements/dimensions are approximate and layout should only be used for guidanc

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