



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

£318,000

- 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.

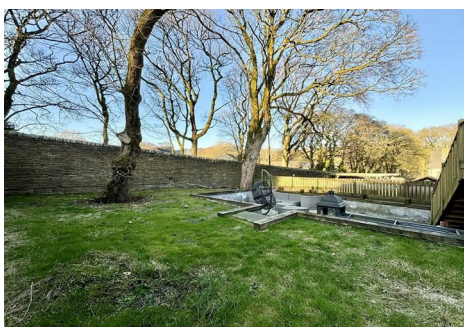
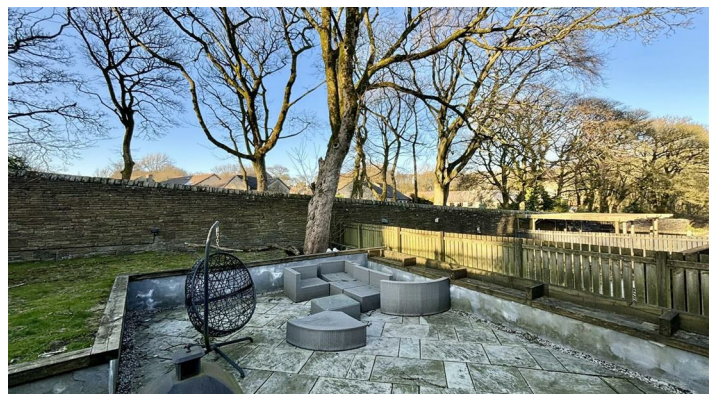
### **BATHROOM**

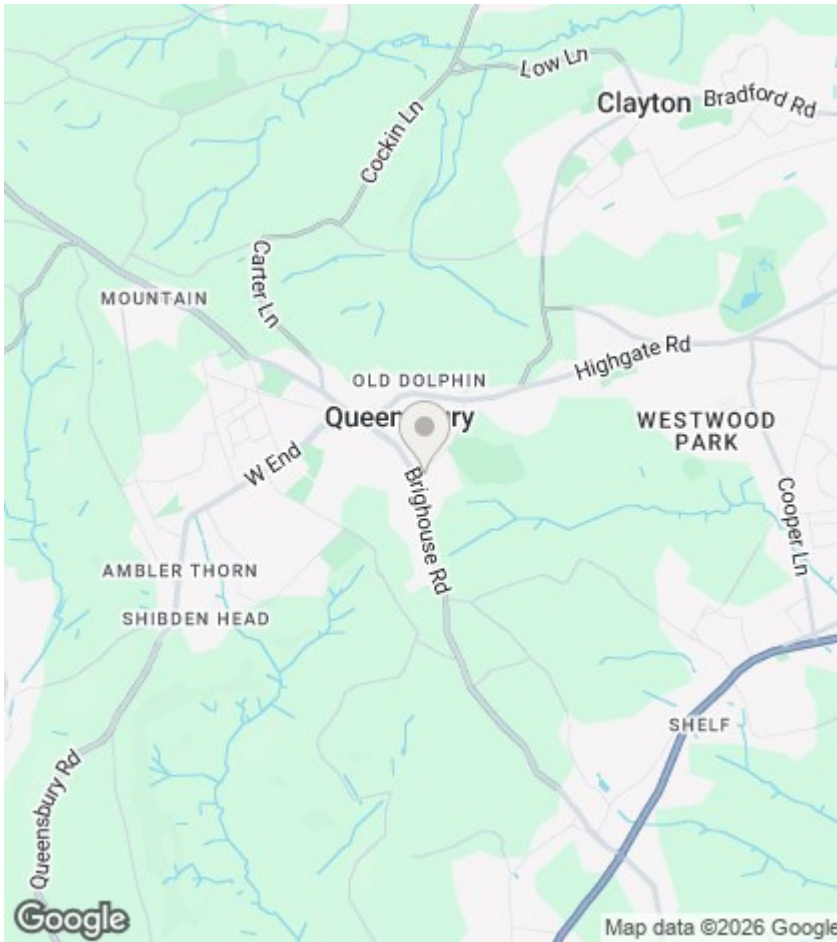
Three piece white bathroom suite comprising of a panelled bath with a shower over, wash basin, WC, and window to the rear elevation.

### **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.

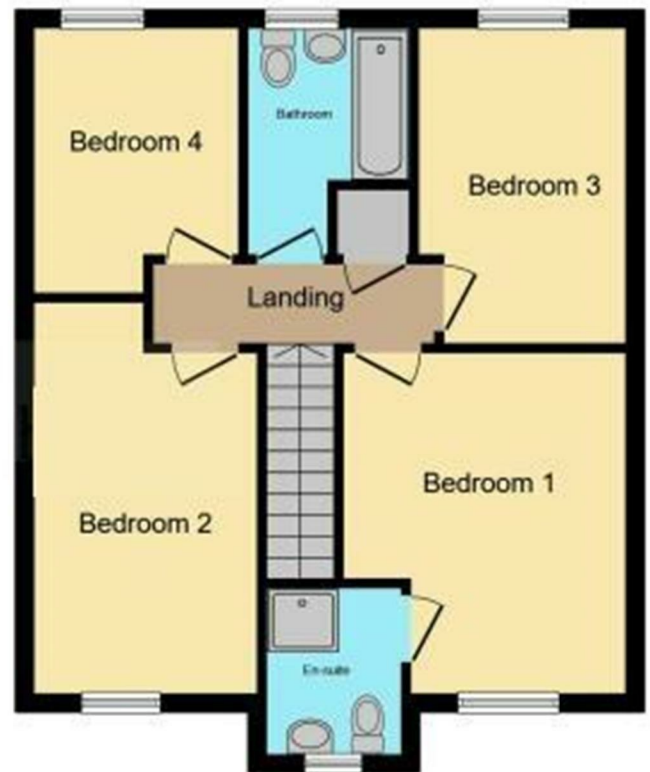
## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>		<b>82</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			
England & Wales		EU Directive 2002/91/EC	



**Ground Floor**



**First Floor**