



31b Ford, Queensbury, Bradford, BD13 2BJ

£320,000

- MODERN THREE BEDROOM DETACHED
- STUNNING RURAL VIEWS TO THE REAR
- TASTEFULLY APPOINTED
- KITCHEN & SEPARATE UTILITY ROOM
- DRIVEWAY PARKING & SINGLE GARAGE
- RECENTLY REFUBISHED
- IMMACULATELY PRESENTED THROUGHOUT
- LOUNGE, DINING ROOM & CONSERVATORY
- NEW CARPETS & FLOORING THROUGHOUT
- ENCLOSED GARDEN ADJOINING OPEN FIELDS

31b Ford, Bradford BD13 2BJ

**** STUNNING VIEWS OVER THE SHIBDEN VALLEY TO THE REAR ** PARKING FOR UP TO FOUR CARS ** GARAGE WITH POWER & LIGHT ** CONSERVATORY ** ENCLOSED GARDEN TO THE REAR ** CHAIN FREE ****

This delightful detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms and conservatory with recently installed insulated roof provide ample opportunity for relaxation and entertaining. The house features well-appointed kitchen, utility room & bathroom, enclosed rear gardens and stunning views over the Shibden Valley to the rear. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area and adds to the overall appeal.

This property also comes with the added bonus that the vendor has opted for PREMIUM CONVEYANCING to speed up the transaction following offer acceptance.



Council Tax Band:



ENTRANCE HALL

A front storm porch gives access to the entrance hall. Stairs lead off to the first floor landing, doors into the lounge & dining room, central heating radiator & laminate flooring.

LOUNGE

12'9 x 17'8

Window to the front elevation, media wall with modern electric log effect fire and a wall mounted TV included in the sale, three wall lights, central heating radiator and being open through to the conservatory.

CONSERVATORY

11'7 x 7'6

Stunning open views from the conservatory, recently installed solid insulated roof, French doors leading to the garden and a central heating radiator.

DINING ROOM

9'2 x 8'6

Window to the front elevation, laminate flooring, central heating radiator, open doorway through to the kitchen.

KITCHEN

9'2 x 8'7

Solid wood fitted kitchen comprising of; fitted base & wall units, granite work surfaces, inset sink & pot washer tap, electric double oven & grill, four ring electric hob with black glass extractor above, integrated fridge & freezer, large under stairs storage cupboard, window to the rear with open aspect, door leading to utility room.

UTILITY ROOM

9'3 x 6'9

With fitted base & wall units, contrasting work surfaces, stainless steel circular sink, plumbing for an automatic washing machine, fitted boiler (approx 2 years old), central heating radiator, window & door to the rear garden.

FIRST FLOOR LANDING

Open spindle balustrade, access to the loft, fitted storage cupboard, central heating radiator, window to the rear with stunning views across the Shibden valley.

BEDROOM ONE

17'9 x 9'3

Feature panelled wall, two bedside lights, TV point and wall mounted TV included, central heating radiator and windows to the front and rear elevations.

BEDROOM TWO

10'0 x 9'0

Central heating radiator and a window to the rear elevation.

BEDROOM THREE

10'1 x 9'0

Feature panelled wall, central heating radiator and a window to the front elevation.

BATHROOM

Fully tiled bathroom suite comprising; freestanding slipper bath with telephone style taps and rainfall shower above, pedestal wash basin, low flush WC, bidet, heated towel rail with combined central heating radiator and a window to the front elevation.

LOFT

Access gained via a drop down ladder from the landing, part boarded and a light.

GARAGE

Good size garage with power & light, inspection pit, side window, recently fitted remote control electric door.

EXTERIOR

Front garden - Open plan driveway with parking for 3-4 cars and a raised flower bed.

Rear garden - Good size enclosed garden to the rear with artificial grass, paved patio areas, flower beds, mature shrubs & flowering trees and a fenced boundary. Good size under house storage area. Over looking open fields to the rear.

PLEASE NOTE

Energy Certificate and Floor Plan to follow.

PREMIUM CONVEYANCING

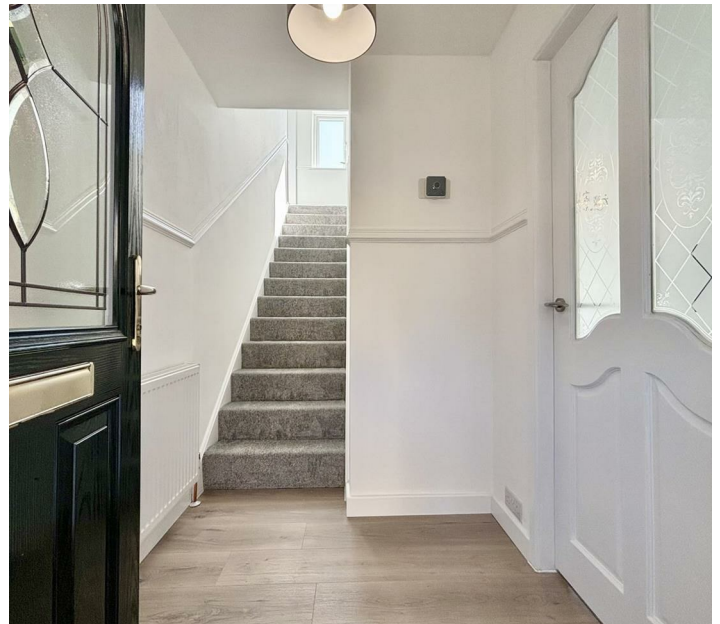
The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or

create delays in the transactional process.

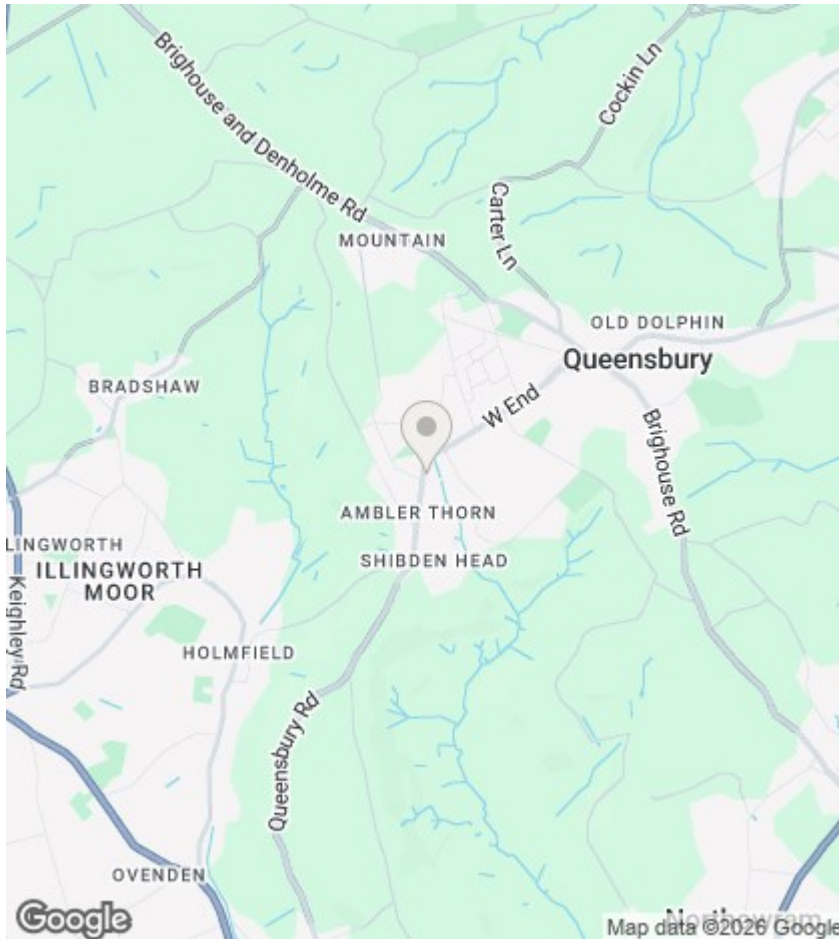
The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







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

