bronte estates

7 Long Lane, Queensbury, Bradford, BD13 2LN

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- DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED
- SOUGHT-AFTER POSITION
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- AN IDEAL FAMILY HOME
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- REGISTER YOUR INTEREST ASAP

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
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7 Long Lane, Bradford BD13 2LN

** DECEPTIVELY SPACIOUS FOUR BEDROOM DETACHED ** DISTANT RURAL VIEWS ** UNDER-HOUSE DOUBLE GARAGE ** SOUGHT-AFTER POSITION ** WELL PRESENTED THROUGHOUT ** Bronte Estates are delighted to offer for sale this tardis-like detached property on the highly desirable Long Lane in Queensbury. To the ground floor is spacious hallway, dining kitchen, lounge and dining room - both with juliet balconies, WC and access to the first and lower ground floors. To the lower ground is a hallway, a large utility room and a 22' double garage. To the first floor are four good-sized bedrooms, master with en-suite and a family bathroom. Externally the property enjoys ample parking via a driveway at the side of the house that leads to the rear. This lovely family home has been well maintained throughout and further benefits from low maintenance outdoor space and breathtaking open views to the rear across farmland and beyond. Early viewing is advised, this property must be viewed internally to be fully appreciated!

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Council Tax Band: E

Ground Floor

Vestibule
The front entrance door leads into a small vestibule with a tiled floor and a door to the hallway.

Hallway
17'0 x 8'8
A spacious hall with stairs leading off to the first floor, laminate flooring, central heating radiator and doors to the basement, kitchen, dining room, lounge and WC.

Dining Kitchen
17'0 x 12'5
A great sized family kitchen with ample space for a large dining table and a fully fitted kitchen area including, an integrated fridge-freezer, dishwasher, double electric oven, gas hob and extractor. There are windows to both the front and side elevations and a central heating radiator.

Lounge
15'9 x 12'9
The main feature of the lounge are the French doors with Juliet balcony and the open rural views! There is a polished granite fireplace with an inset electric fire, central heating radiator and an opening to:

Dining Room / Sitting Room
11'9 x 8'7
Also with French doors and a Juliet balcony to the rear elevation. Central heating radiator.

WC
Low flush WC, pedestal washbasin and a chrome heated towel rail.

Lower Ground Floor

Utility Room / Store
15'2 x 13'4
Window to the side elevation, plumbing for a washing machine, central heating boiler and a stainless steel sink and drainer. A great space for laundry but could also offer potential as a fifth en-suite bedroom with some modification, and subject to any required planning consents/building regs.

Double Garage
22'1 x 19'9
A large 'under-house' double garage with ample space for two cars and additional storage. There are two electric remote control doors and vehicular access from the rear of the house. The garage could also lend itself to conversion to create further living space such as a self contained apartment, again subject to securing any required planning consents/building regs.

First Floor

Master Bedroom
14'1 x 11'8
Fitted double wardrobe and matching cabinet, central heating radiator and a window to the rear elevation with open outlook.

En-suite
A fully tiled en-suite comprising of a shower cubicle with electric shower, pedestal washbasin and a low flush WC. Velux roof window, chrome heated towel rail and a tiled floor.

Bedroom Two
14'1 x 9'8
Window to the rear elevation with stunning views and a central heating radiator.

Bedroom Three
14'4 x 11'7
Windows to both the front and side elevations, plus a central heating radiator.

Bedroom Four
14'3 x 7'6
Currently used as a home office/study. Window to the front elevation and a central heating radiator.

Bathroom
A fully tiled family bathroom comprising of a 'P' shape bath with a mains powered shower over, pedestal washbasin, WC, Velux roof window, chrome heated towel rail and a tiled floor.

External
To the front of the property is an open plan paved patio area and a driveway that runs down the side of the house. To the rear is a large enclosed paved area, that could be used to park

several cars, or as a good-sized patio garden in the summer months.

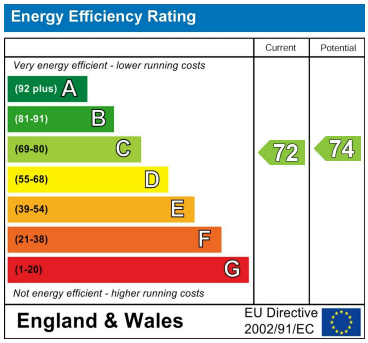
Directions

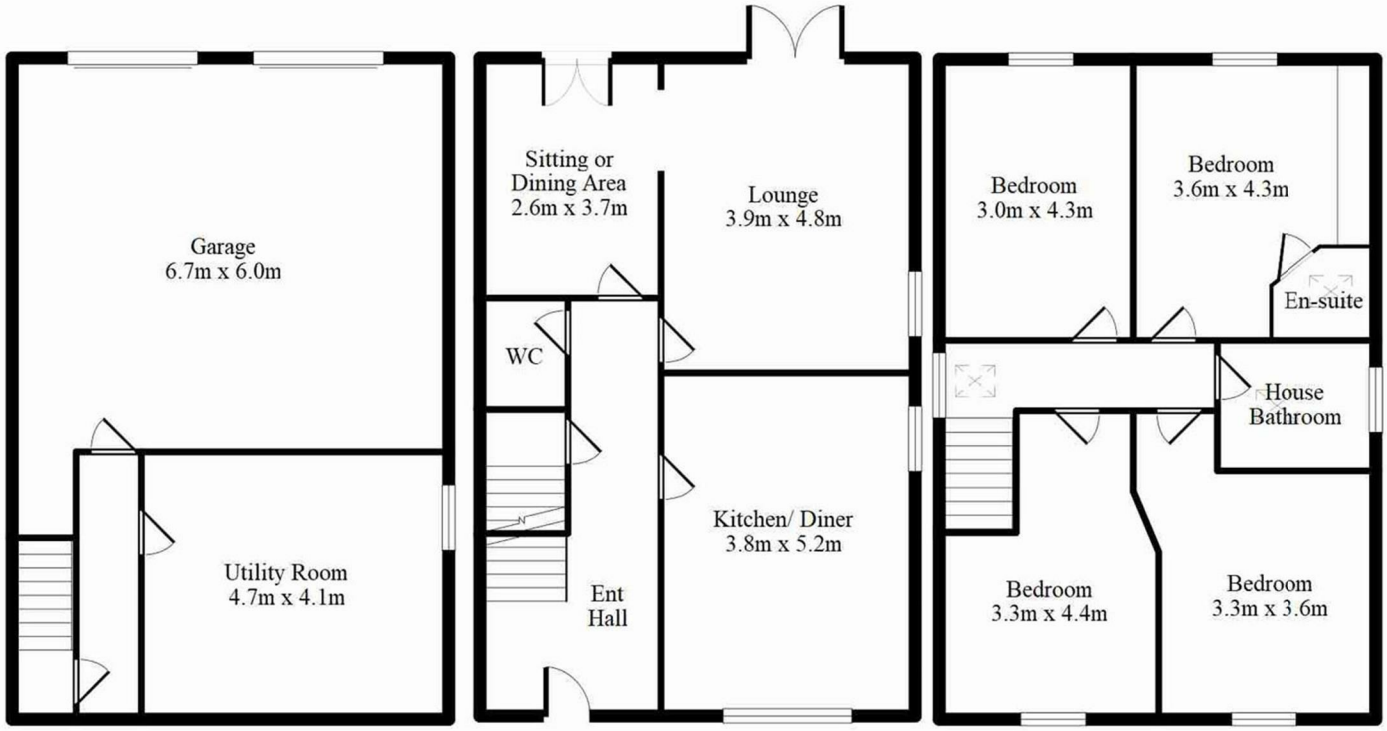
Viewings

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

EPC Rating:

C





Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025

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