



2 Old Mill Dam Lane, Queensbury, Bradford, BD13 2FP

£370,000

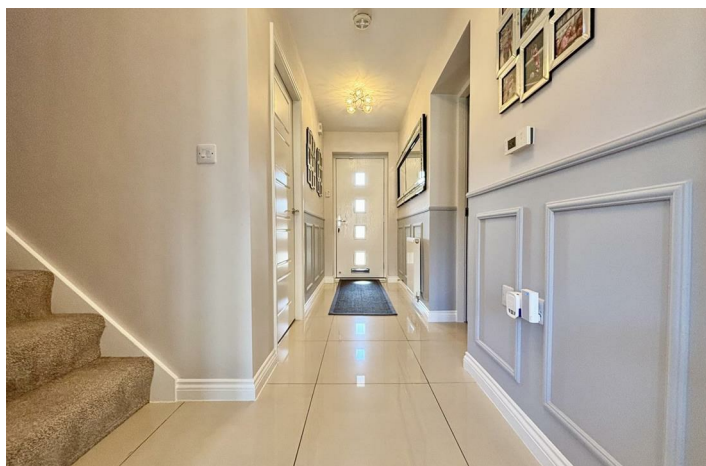
- IMPRESSIVE FOUR BEDROOM DETACHED
- MANY EXTRA'S AND IMPROVEMENTS
- BLOCK PAVED DRIVEWAY
- POPULAR LOCATION CLOSE TO AMENITIES
- UTILITY ROOM AND WC
- IMMACULATELY PRESENTED
- DESIRABLE POSITION WITH OPEN OUTLOOK
- LANDSCAPED GARDENS
- FOUR DOUBLE BEDROOMS
- ARRANGE YOUR VIEWING NOW

2 Old Mill Dam Lane, Bradford BD13 2FP

**** STUNNING FOUR BEDROOM DETACHED ** OPEN OUTLOOK TO THE FRONT ** IMMACULATELY PRESENTED ** 6 SEATER HOT TUB INCLUDED! **** Bronte Estates are delighted to list this impressive four bedroom detached in Queensbury. Presented to a high standard with many extra's included in the sale such as an outdoor kitchen, air conditioning and a large hot tub with pergola. To the ground floor is a spacious hallway, living room, a spacious dining kitchen with utility room off, ground floor WC and a play room. To the first floor are four double bedrooms, ensuite and a family bathroom. Landscaped garden to the front, parking for two cars and a superb, enclosed child friendly rear garden. Early viewing is advised.



Council Tax Band: E



Entrance Hall

The front door leads into a hallway with modern wall panelling, high gloss tiled floor, stairs off to the first floor, opening to the playroom, door to the living room and double doors to the dining kitchen.

Living Room

14'0 x 11'0

Bay window to the front elevation, air conditioning unit, wall TV point and two central heating radiators.

Dining-Kitchen

18'8 x 9'9

A spacious dining kitchen with a 'U' shape fitted kitchen, dining area and access to the utility room. The kitchen is fitted with a good range of modern base and wall units, and integrated appliances including a dishwasher, wine cooler, electric oven, gas hob and an extractor. A freestanding Bosch four door fridge-freezer is included in the sale. French doors to the rear garden, central heating radiator, downlighters and concealed LED lighting.

Utility Room

External door to the rear garden, door to the WC, fitted wall unit, work top space, washing machine and tumble dryer included in the sale.

WC

Low-suite WC, wall mounted washbasin, central heating radiator and a window to the side elevation.

Play Room

13'5 x 8'3

Media wall with shelving and a large TV included in the sale. Borrowed light from the garage, concealed LED lighting and a central heating radiator.

First Floor

Landing area with a window the side elevation, boiler cupboard, access to the loft space, air conditioning unit and a central heating radiator.

Bedroom One

10'9 x 10'8

Five door fitted wall-to-wall wardrobes, window

to the rear, central heating radiator and a door to:

Ensuite

Double width walk-in rainfall shower, pedestal washbasin and low-suite WC. Tiled floor, shaver point, radiator and a window to the rear elevation.

Bedroom Two

11'0 x 10'3

Window to the front elevation and a central heating radiator.

Bedroom Three

10'1 x 9'8

Window to the rear elevation and a central heating radiator.

Bedroom Four

10'7 x 7'6

Window to the front elevation and a central heating radiator.

Bathroom

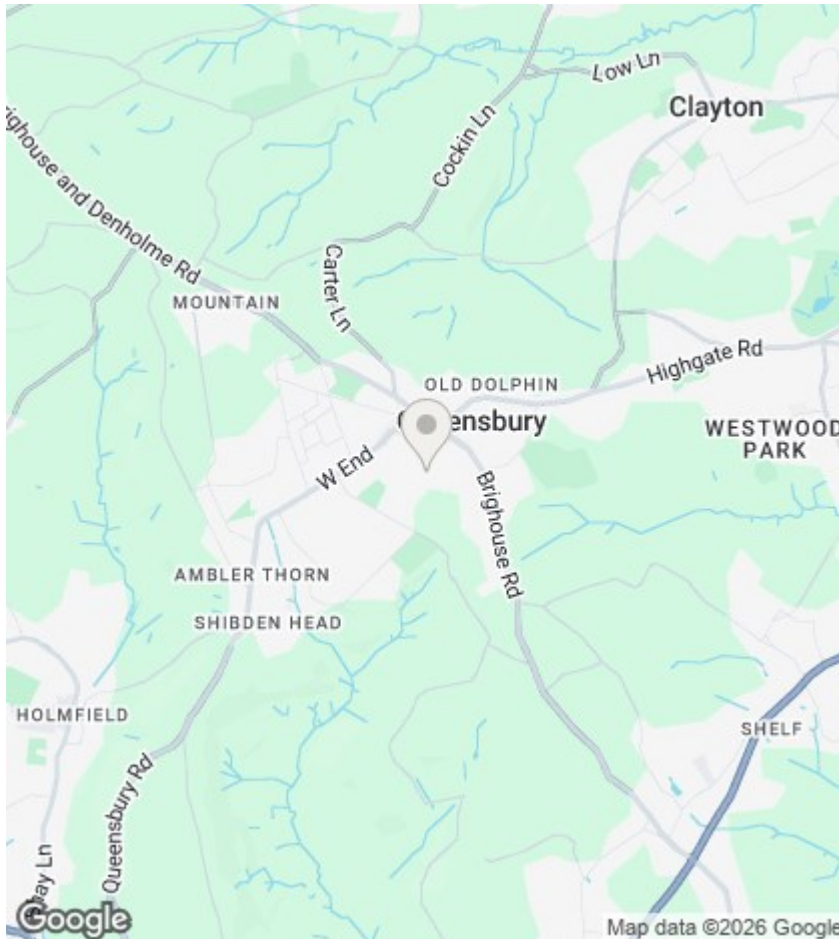
Family bathroom comprising of a panelled bath,, pedestal washbasin, WC, window to the front elevation, tiled floor and a central heating radiator.

External

To the front of the property is a block-paved driveway with parking for two cars, lawn area, well planted flowerbed with railway sleeper edging and a gate to the side leading to the rear. The rear garden is well proportioned and fully enclosed, featuring a paved patio, lawn, children's play area and an outdoor kitchen with storage, sink and bbq area. A six person hot-tub with a pergola over is included in the sale. A great place to entertain in the summer months!







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	81	
(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	

