



## 21 Hazel Fold, Queensbury, Bradford, BD13 2FE

£375,000

- MODERN FOUR BEDROOM DETACHED
- GENEROUS CORNER PLOT
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- EN-SUITE & GROUND FLOOR WC
- DESIRABLE POSITION
- DRIVEWAY PARKING FOR THREE CARS
- WELL PRESENTED THROUGHOUT
- CUL-DE-SAC LOCATION
- LARGE DINING-KITCHEN

# 21 Hazel Fold, Bradford BD13 2FE

**\*\* MODERN FOUR BEDROOM DETACHED \*\* GOOD SIZED CORNER PLOT \*\* DESIRABLE CUL-DE-SAC LOCATION \*\* WELL PRESENTED THROUGHOUT \*\*** Bronte Estates are delighted to offer for sale this ideal family home with easy parking to the front for three cars, integral garage, a large enclosed rear garden and **FOUR DOUBLE BEDROOMS**. With no passing traffic and a quiet corner position, this lovely property is bound to appeal to family buyers. Briefly comprising of: Entrance Hall, Living Room, Dining-Kitchen, Utility Room and a WC. To the first floor are four double Bedrooms, Master with Dressing Room & En-Suite, plus a family Bathroom. Early viewing advised.



Council Tax Band: E



## Ground Floor

### Entrance Hall

14'4 x 3'7

The front entrance door leads into a good sized hallway with stairs off to the first floor, laminate flooring and a central heating radiator. Double doors lead off to the lounge, door to the dining-kitchen and a door to the garage.

### Living Room

17'0 x 10'3

Bay window to the front elevation, two central heating radiators and a modern inset glass fronted gas fire.

### Dining Kitchen

19'1 x 10'8

A spacious dining kitchen, ideal for entertaining and enjoying designated dining and kitchen space. The fitted kitchen area has a range of base and wall units, laminated working surfaces incorporating a breakfast bar and matching up-stands. Integrated appliances include an electric oven, four ring gas hob and a ceiling mounted extractor. There is plumbing for a dishwasher, one and a half bowl stainless steel sink & drainer with a pot-washer tap, a central heating radiator, window to the rear elevation and an archway to the utility room. The dining area enjoys a bay window to the rear with French doors leading out to the garden and a central heating radiator.

### Utility Room

6'7 x 5'4

Plumbing for a washing machine and space for a tumble dryer & fridge, work surface over and a fitted wall cupboard. Exterior door to the rear garden, door to the WC and a central heating radiator.

### WC

Low flush WC, wall mounted washbasin and a central heating radiator.

## First Floor

### Landing Area

A spacious landing with doors off to all bedrooms and the bathroom. Window to the side elevation, airing cupboard and access to a

boarded loft with power, light and a drop-down ladder.

### Bedroom One

11'0 x 9'8

Window to the rear elevation, central heating radiator and an opening to a dressing room & en-suite.

### Dressing Room / Walk-in Wardrobe

Fitted with a large double wardrobe with sliding doors and a door to the en-suite.

### En-Suite

A modern en-suite comprising of a shower cubicle with a mains powered shower, pedestal washbasin and WC. Window to the rear elevation, central heating radiator and an extractor.

### Bedroom Two

12'7 x 8'8

Window to the front elevation and a central heating radiator.

### Bedroom Three

11'6 x 8'7

Window to the rear elevation and a central heating radiator.

### Bedroom Four

11'3 x 8'7

Window to the front elevation and a central heating radiator.

### Bathroom

A modern four piece bathroom comprising of a panelled bath with corner taps, shower cubicle with glass folding door and a mains powered shower, pedestal wash basin and a WC. Window to the front elevation, central heating radiator and an extractor.

### External

To the front of the property is an open plan driveway with parking for three cars, lawn area and flowerbeds. A path to one side of the property leads to the rear (with a lockable gate). The rear garden is fully enclosed and is mainly laid to lawn with mature shrubs and planting, paved seating area. three garden sheds, raised bedding boxes and a further enclosed area to the

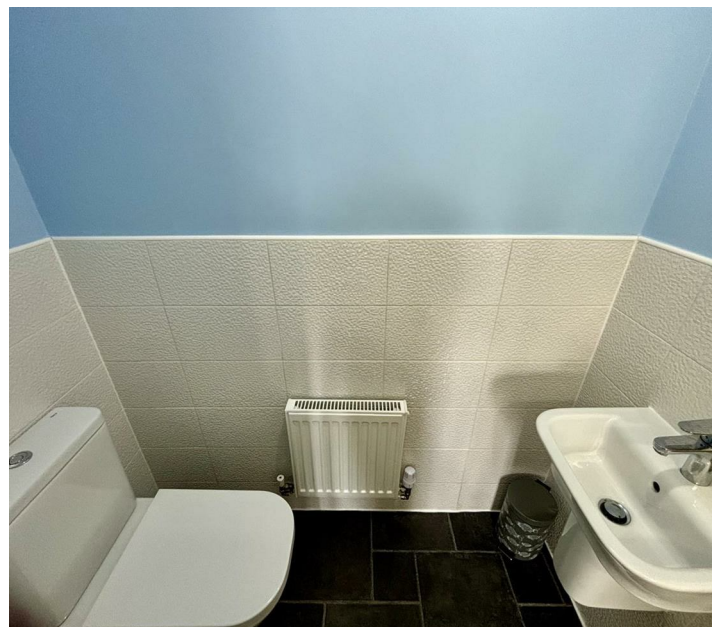
side of the house providing a patio and further storage.

### **Garage**

19'0 x 9'7

Remote control insulated 'Garolla' door to the front. Internal door to the hallway and the central heating boiler (replaced in 2023).

**EPC & Floor Plan to follow**







## 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) <b>A</b>		
(81-91) <b>B</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 