bronte estates









41 Harrowins Farm Drive, Queensbury, Bradford, BD13 1DQ

£270,000

- MODERN THREE BEDROOM DETACHED
- THREE DOUBLE BEDROOMS
- GROUND FLOOR WC
- WELL PRESENTED
- OFF-ROAD PARKING FOR TWO CARS
- SET OVER THREE FLOORS
- THREE BATHROOMS
- CHAIN FREE
- POPULAR DEVELOPMENT
- EARLY VIEWING ADVISED

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

41 Harrowins Farm Drive, Bradford BD13 1DQ

** THREE BEDROOM DETACHED ** SET OVER THREE FLOORS ** THREE DOUBLE BEDROOMS ** THREE BATHROOMS ** Bronte Estates are delighted to list for sale this sensibly priced, modern detached property on the popular Harrowins Farm Drive in Queensbury. Well presented throughout and benefitting from an enclosed rear garden and driveway parking to the front. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, WC, three double Bedrooms, two Ensuite and a family Bathroom. Gardens & Parking. An ideal family home in a sought-after location. Arrange your viewing now!

3 3 1 C

Council Tax Band: D







HALL
Central heating radiator, stairs leading to the first floor, boiler cupboard, doors leading to dining kitchen, lounge and W/C

DINING KITCHEN
16'11" x 8'6"
Bay window to the front, dining space, central heating radiator, wall and base units with laminate countertops, stainless steel sink and drainer, integrated fridge freezer, electric oven, four ring gas hob and extractor fan, integrated washing machine.

LOUNGE
15'6" x 10'6"
French doors to the rear, central heating radiator.

WC
5'6" x 2'9"
Corner pedestal wash basin, W/C, central heating radiator.

FIRST FLOOR LANDING
Central heating radiator, airing cupboard, stairs leading to second floor.

BEDROOM ONE
13'11" x 10'5"
Window to the rear, central heating radiator, door to ensuite.

EN SUITE
8'0" x 5'0"
Double width mains shower and glass sliding door, wall mounted wash basin, W/C, central heating radiator, window to the rear, extractor fan.

BEDROOM TWO
11'8" x 8'6"
Window to the front, central heating radiator.

BATHROOM
7'0" x 6'3"
Panelled bath, wall mounted wash basin, W/C, central heating radiator, extractor fan, window to the front.

SECOND FLOOR LANDING
Door leading to third bedroom.

BEDROOM THREE
18'8" x 12'2"
Two velux windows with integrated blinds, two central heating radiator, door to the ensuite.

EN SUITE
7'1" x 5'8"
Corner mains shower with glass door, W/C, wall mounted wash basin, velux window, central heating radiator.

FRONT EXTERNAL
Block panelled drive with space for two cars, access on one side to the rear.

REAR EXTERNAL
Decked garden on two levels with artificial grass and fenced boundary.

SALE READY
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

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 purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.















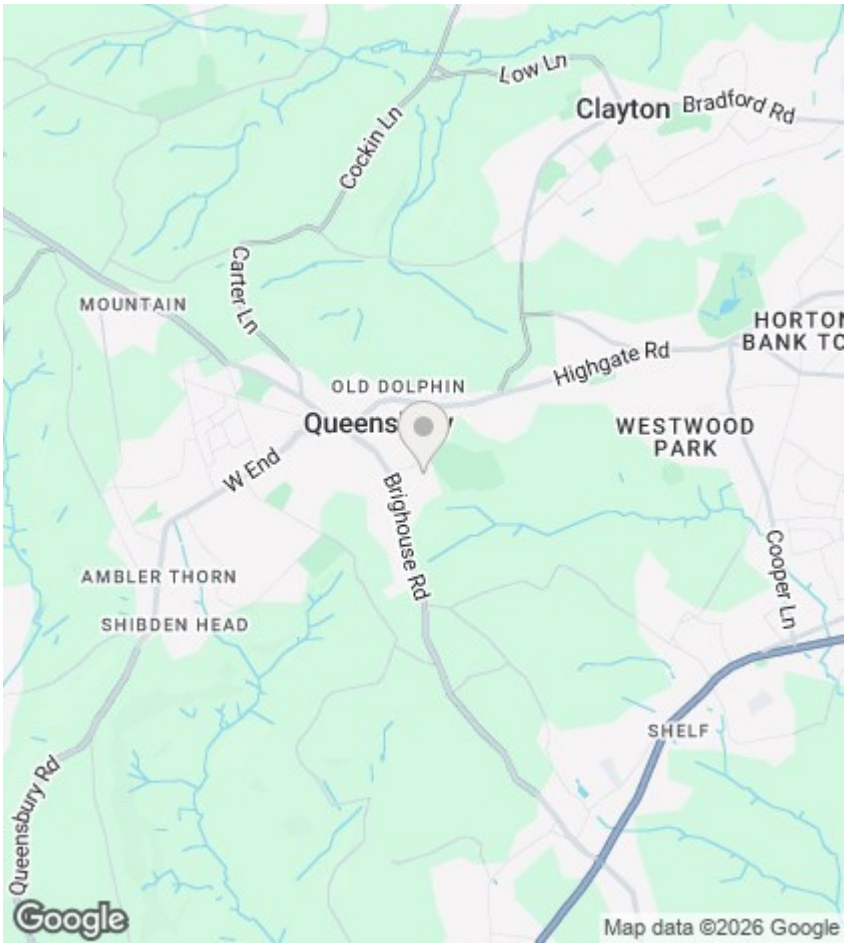












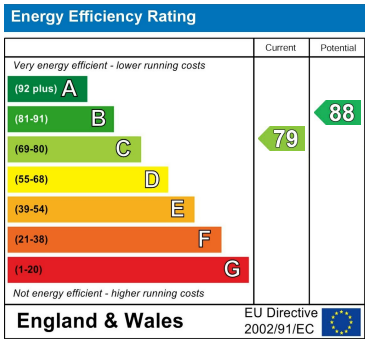
Directions

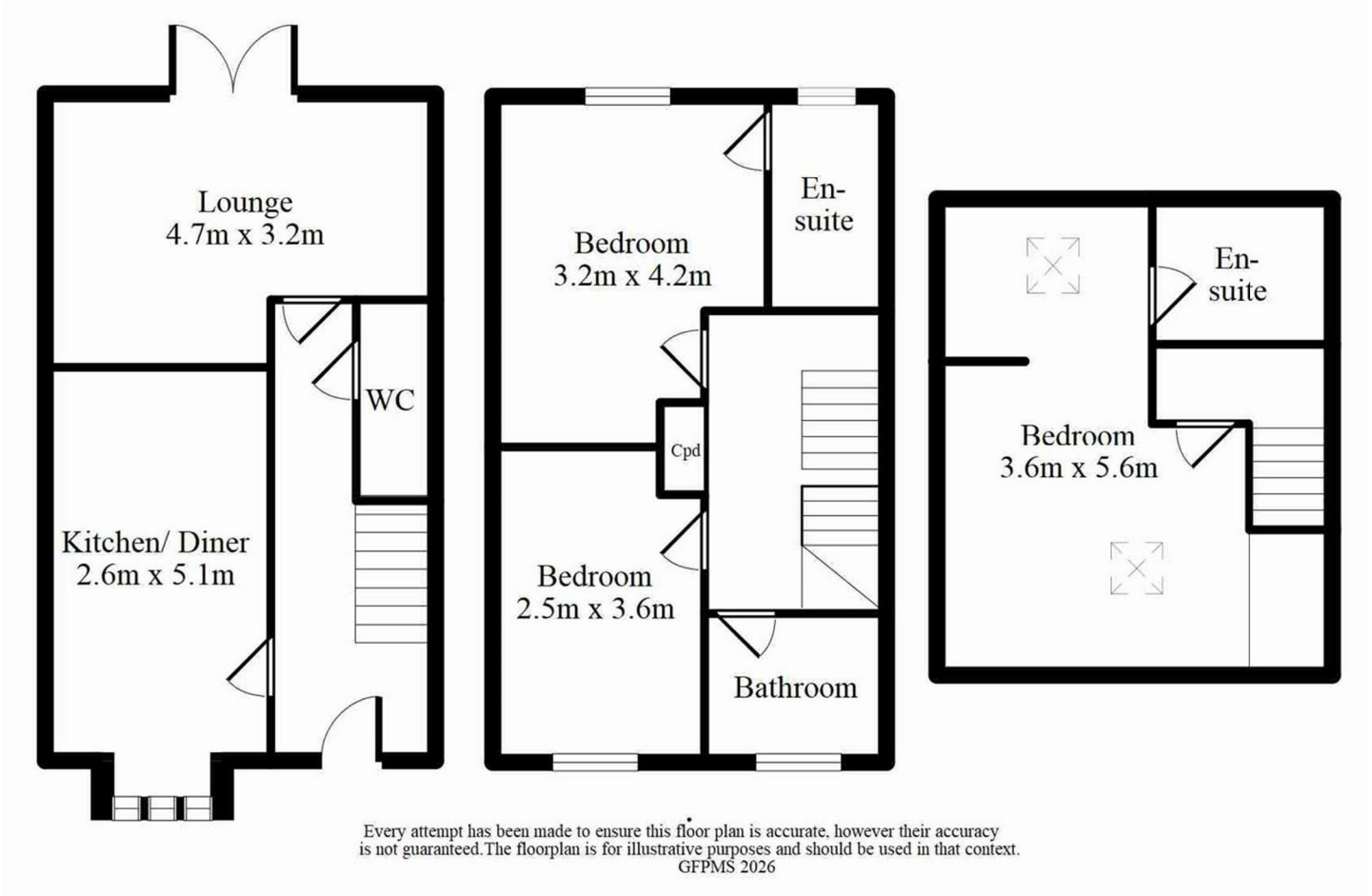
Viewings

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 2026

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk