



## 4 Mossy Bank Close, Queensbury, Bradford, BD13 1PX

Offers Over £400,000

- EXECUTIVE FOUR BEDROOM DETACHED
- INTEGRAL DOUBLE GARAGE
- PARKING FOR SEVERAL VEHICLES
- POPULAR CUL-DE-SAC POSITION
- LARGE GARDEN
- MULTIPLE RECEPTION ROOMS
- LARGE CORNER PLOT
- FOUR SIZEABLE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING ADVISED

# 4 Mossy Bank Close, Bradford BD13 1PX

**\*\* EXECUTIVE FOUR BEDROOM DETACHED \*\* SET ON A LARGE CORNER PLOT \*\* DOUBLE GARAGE & AMPLE PARKING \*\* SOUGHT-AFTER CUL-DE-SAC \*\*** Bronte Estates are delighted to list for sale with spacious detached, set on one of the largest plots on the desirable Mossy Bank Close in Queensbury. To the ground floor are two entrance hallways, a through lounge, dining room, dining kitchen, conservatory, sitting room, utility room, ground floor WC and an integral double garage. To the first floor are four well proportioned bedrooms, master with en-suite and the family bathroom. Externally the property benefits from wrap-around gardens to three sides and a driveway to the front with parking for several cars. An ideal family home in a good location and offered at a sensible price. Be quick with this one!



Council Tax Band: F



## **Entrance Hall**

Slate tiled floor, central heating radiator and doors off to the kitchen & utility room.

## **Kitchen**

120 x 11'1

A modern fully fitted kitchen with an excellent range of base and wall cabinets and integrated appliances including a four ring gas hob, extractor, double electric oven & grill and a wine fridge. Four seater breakfast bar, central heating radiator, tiled floor and windows to the rear elevation.

## **Utility Room**

Plumbing for a washing machine, space for a tumble dryer and doors off to the rear garden, garage and a ground floor WC. Tiled floor and a central heating radiator.

## **WC**

Low flush WC, glass bowl style washbasin with mixer tap and modern wall cladding. Chrome heated towel rail and a tiled floor.

## **Lounge**

21'2 x 11'9

A spacious reception room with a window to the front elevation and patio doors to the rear leading to the conservatory. Stone fireplace with a glass fronted gas fire and a central heating radiator.

## **Sitting Room**

12'0 x 9'7

Windows to both the front and side elevations, modern wall mounted fire and a central heating radiator.

## **Dining Room**

17'5 x 6'6

Open stairs leading off the first floor with storage below and a feature arched window. Central heating radiator.

## **Conservatory**

10'3 x 10'0

Tiled floor, solid insulated roof and a door to the rear garden.

## **Porch**

Front entrance porch, currently used as an office area with fitted desk and shelving.

## **Second Floor**

A spacious landing area with open spindle balustrade and doors off to the bedroom and bathroom.

## **Bedroom One**

13'0 x 12'4

Windows to the front and side elevation, central heating radiator and a door to:

## **Ensuite**

A modern bathroom suite comprising of a panelled bath, pedestal washbasin and a low flush WC. Fully tiled walls and floor, circular window, extractor and a chrome heated towel rail.

## **Bedroom Two**

13'1 x 9'3

Fitted wardrobes, over-bed cupboards and bedside cabinets. Window to the front elevation and a central heating radiator.

## **Bedroom Three**

11'8 x 7'7

Window to the rear elevation and a central heating radiator.

## **Bedroom Four**

10'1 x 8'10

Window to the front elevation, storage cupboard and a central heating radiator.

## **Bathroom**

A four piece, fully tiled bathroom comprising of a corner multi-jet shower with a seat and sliding doors, panelled bath, pedestal washbasin and a low flush WC. Laminate flooring, chrome heated towel rail and a circular window.

## **Double Garage**

17'5 x 17'5

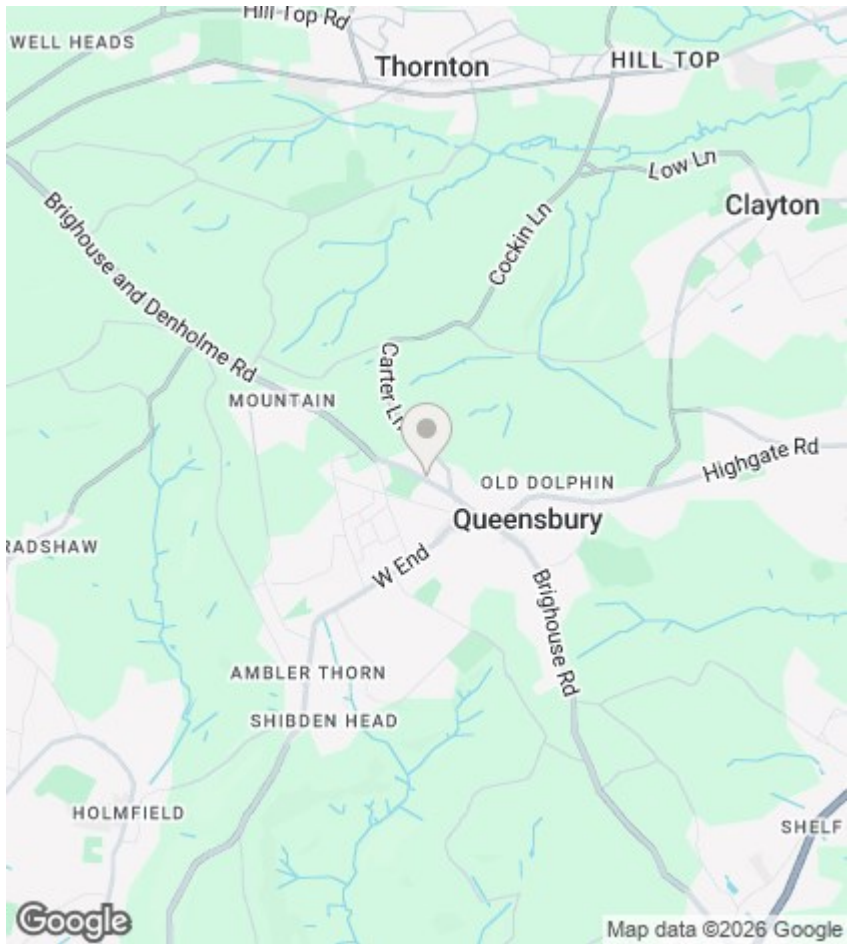
Electric remote control garage door (replaced in recent years), power and lighting.

## **External**

To the front of the property is an open plan block-paved driveway with parking for 4+ cars. To both sides and to the rear are lawned gardens with a stone boundary wall, garden shed, patio seating area, flower beds, mature shrubs, external lighting and an outside tap.







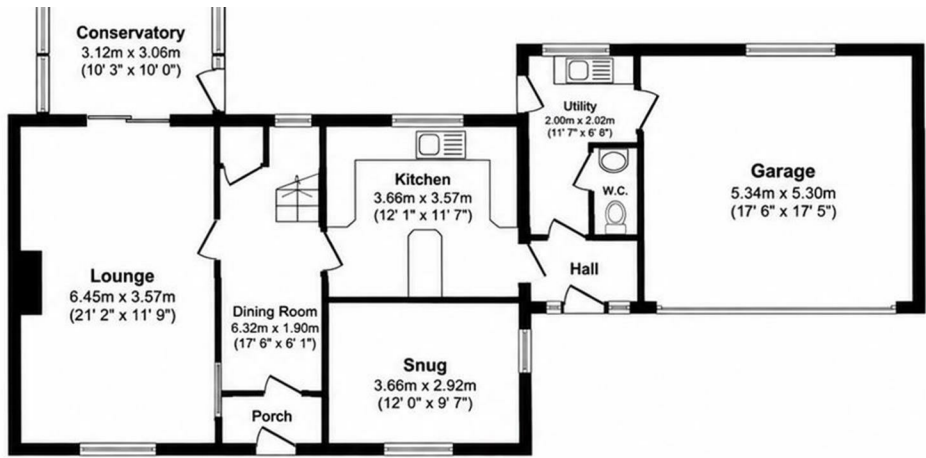
## Directions

## Viewings

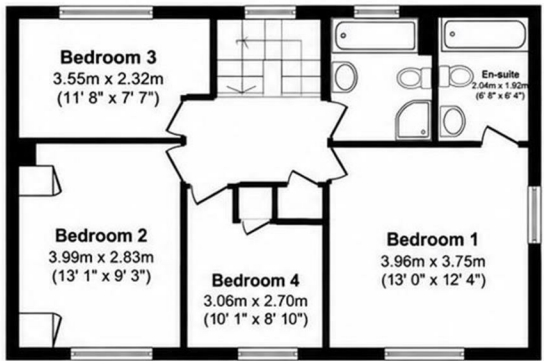
Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## 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 |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |



**Ground Floor**



**First Floor**