



**16 Cropredy Close, Queensbury, Bradford, BD13 1QY**

**£400,000**

- MODERN FOUR/FIVE BEDROOM DETACHED
- GROUND FLOOR BEDROOM
- GROUND FLOOR WC
- GAS CH & UPVC DG
- WOODLAND OUTLOOK TO THE REAR
- PRIVATE, LANSDCAPED REAR GARDEN
- ENSUITE TO MASTER BEDROOM
- IMPRESSIVE 24' FITTED KITCHEN
- DESIRABLE CUL-DE-SAC POSITION
- AMPLE OFF-ROAD PARKING

# 16 Cropredy Close, Bradford BD13 1QY

\*\* IMPRESSIVE FOUR/FIVE BEDROOM DETACHED \*\* DRIVE FOR SEVERAL CARS \*\* LANDSCAPED REAR GARDEN \*\* GROUND FLOOR BEDROOM/PLAY ROOM \*\* This stunning family home in Queensbury really must be viewed to be fully appreciated. Benefiting from a superb fitted kitchen, a fifth ground floor bedroom that could be utilised as a home office or play room and a large, private rear garden. Located in a sought-after position and is well presented throughout. Briefly comprising of: Ground floor - Entrance Hall, Lounge, Dining-Kitchen, WC, Bedroom/Playroom. First Floor - four Bedrooms, Master with Ensuite and a family Bathroom. Set on a good-sized plot with gardens front and rear. Early viewing is advised.



Council Tax Band: E



## GROUND FLOOR

### Entrance Hall

13'7 x 3'8

Tiled floor, central heating radiator and stairs off to the first floor.

### Lounge

15'7 x 11'7

Bay window to the front elevation, media wall with TV point and modern electric fire, central heating radiator and open to:

### Dining Kitchen

24'2 x 9'8

Fitted kitchen with luxury Quartz working surfaces and integrated appliances including a tall fridge, separate freezer, washing machine, dishwasher, microwave, electric oven, induction hob, extractor and a Quooker boiling water tap. Peninsula unit with a breakfast bar and further storage, window to the rear elevation and bi-fold doors leading to a balcony with steps down to the rear garden.

### WC

Ground floor WC with a window to the side elevation, washbasin and a chrome heated towel rail.

### Bedroom Five / Playroom

11'7 x 7'4

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

## FIRST FLOOR

### Landing area

Open spindle balustrade, window to the side elevation, airing cupboard and access to a part boarded loft via a drop down ladder.

### Bedroom One

14'0 x 11'1

Window to the front elevation, large fitted wardrobe with sliding doors and a central heating radiator. Door to:

### En-suite

Walk-in rainfall shower, floating washbasin with storage below and a low flush WC. Tiled floor, chrome heated towel rail and a window to the front elevation.

### Bedroom Two

11'4 x 8'10

Window to the front elevation and a central heating radiator.

### Bedroom Three

8'5 x 7'7

Window to the rear elevation and a central heating radiator.

### Bedroom Four

8'5 x 6'8

Window to the rear elevation and a central heating radiator.

### Bathroom

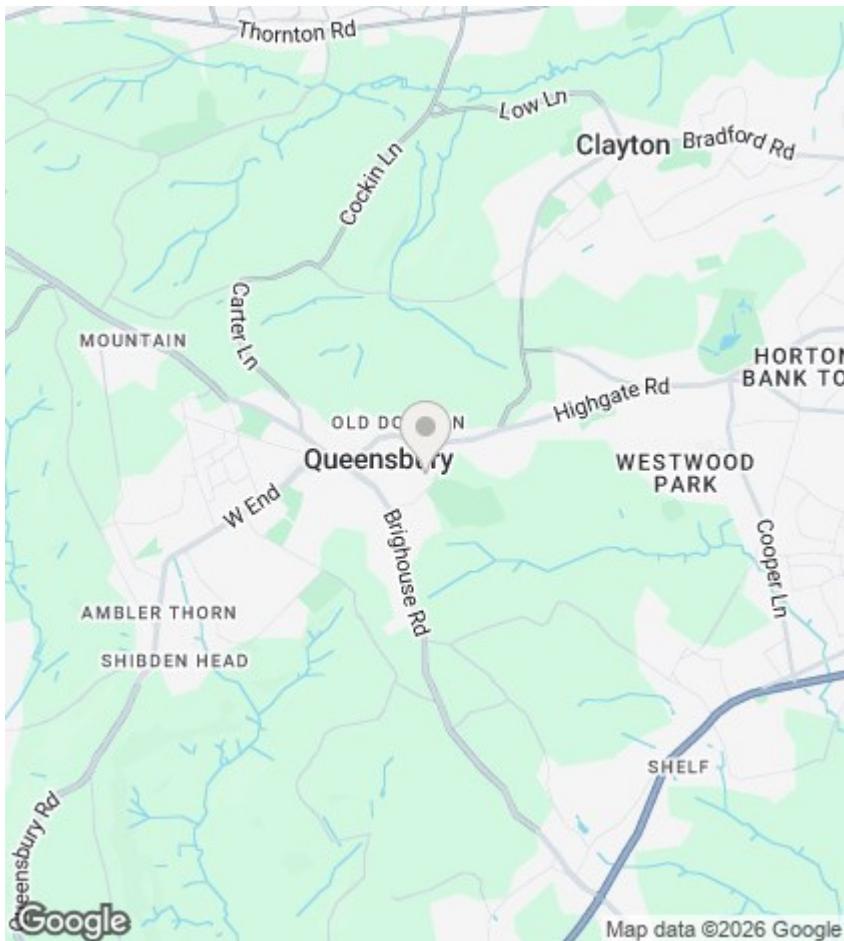
A modern family bathroom comprising of a freestanding bath with centre taps and a rainfall shower over, washbasin with storage below and a low flush WC. Tiled floor, chrome heated towel rail and a window to the rear elevation.

### External

To the front of the property is an open plan driveway with parking for 3-4 cars, a lawn and a well planted flower bed. Gates at either side of the property lead to the rear of the house. The rear garden is fully enclosed, landscaped and offers a good degree of privacy. Comprising of a large Indian stone patio seating area with a glass balustrade and a gate leading to a further lawned area with raised flower beds, mature shrubs & trees.







## Directions

## Viewings

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

## EPC Rating:

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