



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, LANDSCAPED REAR GARDEN
- ENSUITE TO MASTER BEDROOM
- IMPRESSIVE 24' FITTED KITCHEN
- DESIRABLE CUL-DE-SAC POSITION
- AMPLE OFF-ROAD PARKING

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**** 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. Benefitting 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

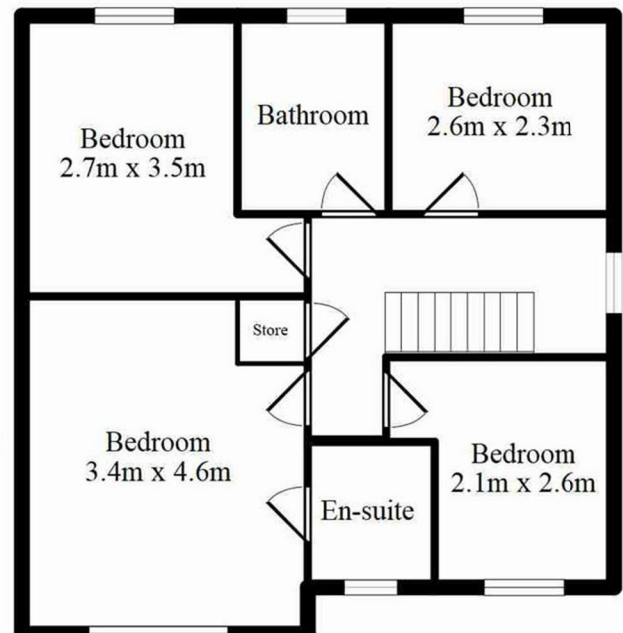
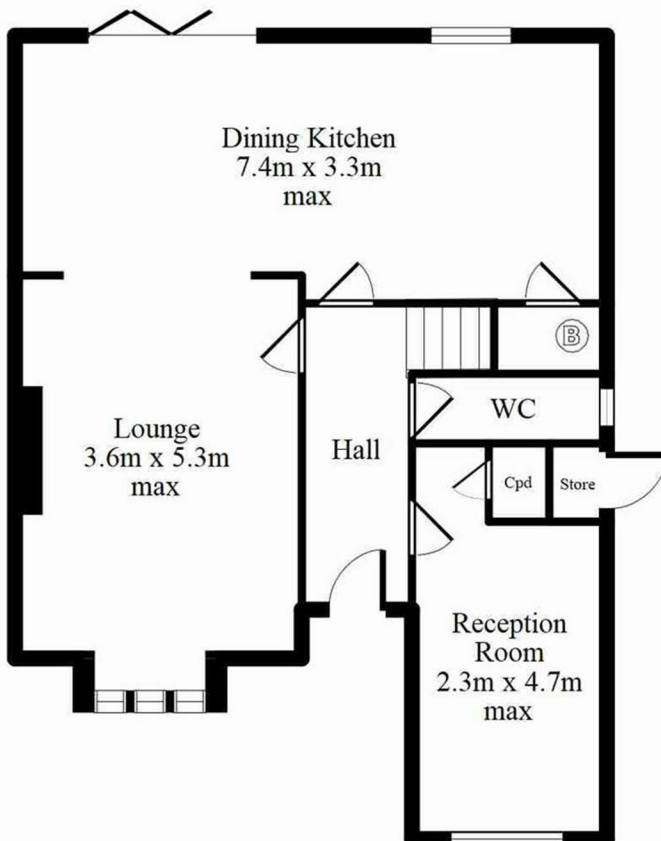
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	



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 2025