



5 Burwood Gate, Bradford, West Yorkshire, BD13 2FL

£460,000

- IMPRESSIVE FOUR BEDROOM DETACHED
- TWO EN-SUITE SHOWER ROOMS
- 30' KITCHEN/DINING/LIVING SPACE
- DOUBLE DRIVE & DOUBLE GARAGE
- WELL PRESENTED THROUGHOUT
- FOUR DOUBLE BEDROOMS PLUS STUDY
- LOUNGE WITH OAK MEDIA WALL
- QUALITY FIXTURES & FITTINGS
- LARGE ENCLOSED REAR GARDEN
- EARLY VIEWING ADVISED!

5 Burwood Gate, Bradford BD13 2FL

**** SPACIOUS FOUR BEDROOM DETACHED ** PRESTIGIOUS BURWOOD HEIGHTS DEVELOPMENT ** 30' DINING/KITCHEN/LIVING SPACE ** TWO EN-SUITE ** DOUBLE GARAGE, UTILITY & WC **** . Bronte Estates are delighted to list this stunning detached property, presented to a high standard throughout and offering contemporary, tasteful decor. Internal viewing is highly recommended to appreciate the size and quality of this exceptional family home. Briefly comprising of: Entrance Hall. Lounge, Dining/Kitchen/Living Room, Utility & WC. First floor - a large Landing with Study area, four first floor double Bedrooms, two with En-suite and a family Bathroom. Driveway & Lawn to the front, integral double Garage and a large enclosed rear Garden with decking, hot tub, paved patio and artificial grass. An ideal family home, within walking distance of the popular Queensbury Academy. View now!



Council Tax Band: F



Hall

12'8 x 6'8

An impressive entrance hall with a composite front door, LVT flooring and stairs off to the first floor. There are double doors to the lounge, a door to the kitchen, a useful under-stairs storage cupboard and a central heating radiator.

Lounge

18'3 x 11'4

A good sized living room with a superb oak media wall with LED lighting, wall TV point, shelving, cupboards and a wide electric fire. Bay window to the front elevation and a central heating radiator.

Kitchen / Dining / Living

30'7 x 12'8

A fantastic open plan living space with designated areas for dining, kitchen and a sitting room. The kitchen comprises of a good range of fitted base and wall cabinets, ample work surface space and matching splash-backs. There is an integrated electric double oven, five ring gas hob and extractor above, along with plumbing for a dishwasher and a composite sink and drainer with pot-washer tap. Archway to the utility area and a window to the rear. The dining area has a large bay window with floor to ceiling windows and French doors leading out to the rear garden. The living area has a further window to the rear elevation plus a panelled feature wall. Two central heating radiators and LVT flooring throughout.

Utility Room

7'6 x 6'2

Exterior door to the side elevation, door to the double garage and a door to a ground floor WC. Plumbing for a washing machine and space for a tumble dryer.

WC

WC, wall mounted washbasin, central heating radiator and a window to the rear elevation.

First Floor

A Large 'L' shape landing with a study area off, open spindle balustrade, access to a part-boarded loft and windows to the front and rear elevations.

Bedroom One

14'1 x 11'8

Window to the rear elevation and a central heating radiator. Door to:

Ensuite

A modern fully tiled shower room consisting of a double width walk-in shower with a mains powered shower over, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

Bedroom Two

17'2 x 11'1

A spacious double bedroom with two windows to the front elevation and two central heating radiators.

Bedroom Three

11'8 x 9'2

Window to the front elevation and a central heating radiator. Currently used as a dressing room.

Bedroom Four

12'4 x 8'4

Window to the rear elevation and a central heating radiator. Door to:

Ensuite

Corner shower cubicle with a mains powered shower, pedestal washbasin and a low flush WC. Window to the rear elevation and a central heating radiator.

Family Bathroom

Four piece bathroom suite comprising of a panelled bath with corner tap, pedestal washbasin, mains powered shower and a low flush WC. Window to the side elevation and a central heating radiator.

Study Area

7'6 x 5'8

Situated off the landing and could be used as home office/study space. With some alternation the space could create a small fifth bedroom or perhaps a dressing room off the master bedroom.

Double Garage

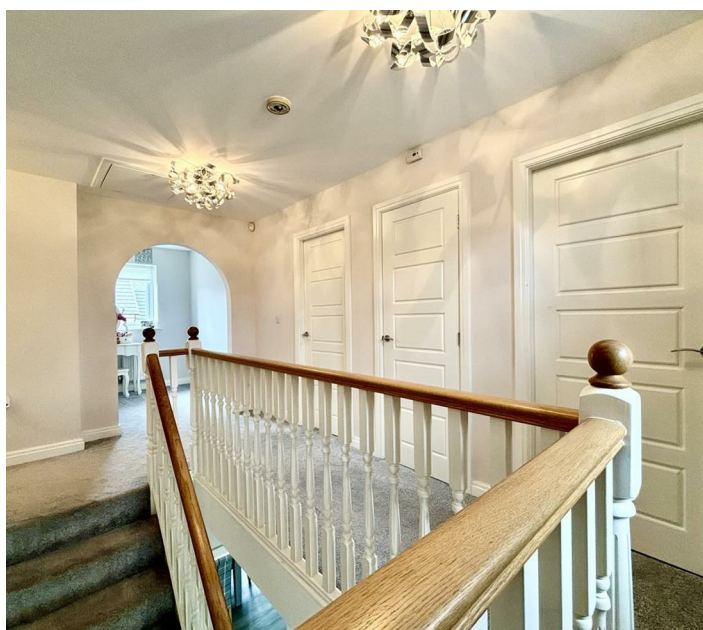
18'9 x 17'5

Two 'up and over' doors to the front elevation, power. light and an internal door to the utility room.

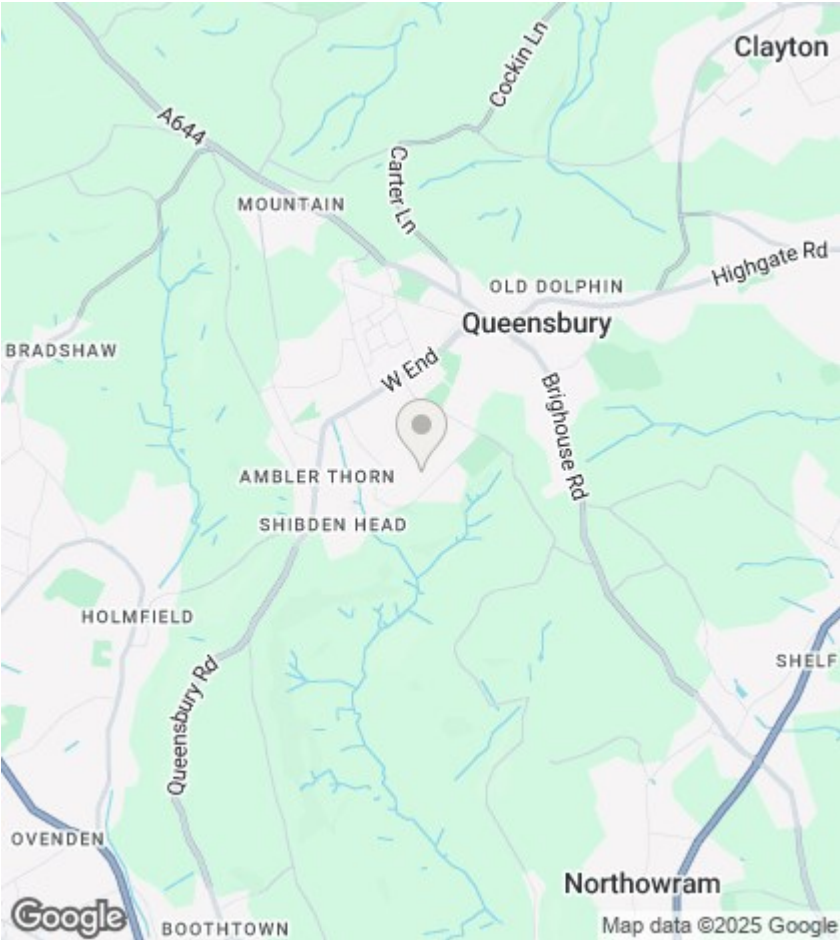
External

To the front of the property is an open plan lawn and a double driveway. There is access down both sides of the house to the rear. The back garden is a good size and is fully enclosed. There is a decked seating area, paved patio, artificial grass and a pergola with a six person hot tub.

Floor Plan to follow...







Directions

Viewings

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

EPC Rating:
B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	89
(69-80) C		
(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	