



## 17 Harrowins Farm Drive, Queensbury, Bradford, BD13 1DQ

£380,000

- MODERN FOUR BEDROOM DETACHED
- FOUR DOUBLE BEDROOMS
- GROUND FLOOR WC
- DRIVEWAY AND GARAGE
- CLOSE TO LOCAL AMENITIES
- OPEN PLAN KITCHEN/DINING/LIVING SPACE
- MASTER WITH EN-SUITE
- SPLIT LEVEL REAR GARDEN
- ALARM & CCTV SYSTEM
- EARLY VIEWING ADVISED

# 17 Harrowins Farm Drive, Bradford BD13 1DQ

**\*\* SUPERB FOUR BEDROOM DETACHED \*\* TASTEFULLY APPOINTED \*\* MODERN NEUTRAL DECOR \*\* POPULAR DEVELOPMENT \*\* GOOD TRANSPORT LINKS \*\* CLOSE TO AMENITIES \*\*** Bronte Estates are delighted to offer for sale this attractive detached property located close to Queensbury village on the sought-after Harrowins Farm development. Well presented throughout and briefly comprising of an entrance hall with herringbone LVT flooring, lounge with feature panelled wall, a sociable dining kitchen with space for a sofa, ground floor WC, Integral garage and to the first floor are four bedrooms, master with en-suite and a family bathroom. Sizeable patio deck to the rear overlooking the garden, garage and off-road parking for up to three cars complete this stylish family home. Early viewing is advised.



Council Tax Band: E



### **Entrance Hall**

Stairs lead off to the first floor with a central carpet runner, luxury herringbone LVT flooring, central heating radiator and doors off to the lounge, dining-kitchen, WC and the garage.

### **Lounge**

14'6 x 9'10

Acoustic panelled feature wall with TV point, two wall lights and LVT herringbone flooring. Window to the front elevation and a central heating radiator.

### **Dining-Kitchen**

26'0 x 9'11

A spacious room with designated space for dining/living. The Kitchen area consists of a good range of fitted cabinets, laminated work surfaces and matching up-stands. Integrated appliances include a fridge-freezer, dishwasher, electric oven, gas hob with an extractor above. Stainless steel one and half bowl sink and drainer with mixer tap, two central heating radiators, window to the rear elevation, down-lights throughout and sliding patio doors leading out to a raised deck.

### **WC**

Low flush WC, corner wash basin, tiled floor and a central heating radiator.

### **First Floor Landing**

Airing cupboard, central heating radiator and access to the loft space.

### **Bedroom One**

15'7 x 11'1

Feature bedside wall panels with fitted lighting, central heating radiator and a window to the front elevation with fitted blind. Door to:

### **En-suite**

Double width shower cubicle with glass sliding door and an electric shower, wall mounted wash basin with mixer tap, WC, heated towel rail, tiled floor and an extractor.

### **Bedroom Two**

13'6 x 12'3

Two windows to the front elevation with fitted blinds, storage cupboard and a central heating radiator.

### **Bedroom Three**

12'2 x 8'4

Window to the rear elevation with fitted blind and a central heating radiator.

### **Bedroom Four**

9'9 x 8'3

Currently used as a dressing room and fitted with a good range of floor to ceiling wardrobes with hanging rails, drawers and shelving. Window to the rear elevation with fitted blind and a central heating radiator.

### **Bathroom**

Three piece bathroom suite comprising of a panelled bath, pedestal washbasin and a low flush WC. Window to the rear elevation, central heating radiator, tiled floor and an extractor.

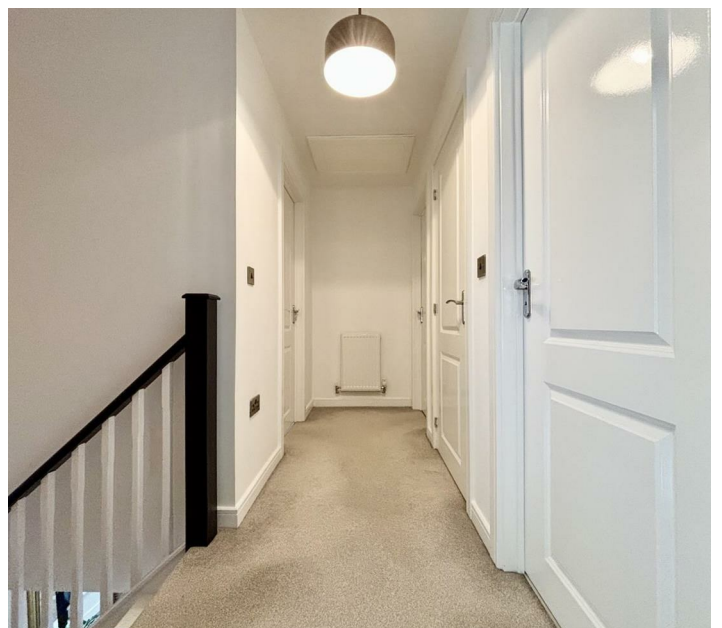
### **Garage**

Integral garage with a door leading through to the hallway. Power and lighting.

### **External**

To the front of the property is an open-plan driveway with parking for three cars and a lawned area. A gate at the side of the property leads to a handy bin store area with a garden shed. The rear garden is split-level and consists of a large raised patio deck/balcony with steps down to a lower level enclosed lawned garden. Secure boundaries make it ideal for children and/or pets. Exterior lighting to the front and rear.

### **EPC & Floor plan to follow**







## 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	