



## 2 April Gardens, Queensbury, Bradford, BD13 1AA

Offers Over £500,000

- IMPOSING FIVE BEDROOM DETACHED
- SEMI-RURAL LOCATION
- THREE EN-SUITE
- WRAP AROUND GARDENS
- DESIRABLE LOCATION
- GATED DEVELOPMENT
- GOOD DEGREE OF PRIVACY
- RURAL OUTLOOK TO THE REAR
- BASEMENT ANNEX OFFERING POTENTIAL
- CLOSE TO LOCAL AMENITIES



## 2 April Gardens, Bradford BD13 1AA

**\*\* IMPOSING FIVE BEDROOM DETACHED \*\* GATED DEVELOPMENT \*\* SEMI-RURAL POSITION \*\* BASEMENT ANNEX \*\* THREE EN-SUITE'S \*\*** This superb detached property in Queensbury offers masses of space for a growing family and sits on a quiet gated cul-de-sac with a good degree of privacy. To the ground floor is a spacious hallway giving access to the lounge, a spacious dining-kitchen, office/study, utility room and a large integral double garage. To the first floor are four double bedrooms, three with en-suite, a single bedroom and a family bathroom. Stunning open views to the rear, wraparound private gardens and a driveway for several cars completes this desirable family home. Arrange your viewing ASAP.



Council Tax Band: G



## GROUND FLOOR

### Entrance Hall

A spacious hallway with stairs off to the first floor and access to all ground floor rooms.

### Lounge

17'8 x 11'8

A well proportioned living room with windows to the side and rear elevations enjoying the open outlook. Double doors to the dining kitchen and a central heating radiator.

### Dining/Kitchen/Living

25'4 x 11'7

Another sizeable room with designated space for dining/living. The kitchen area is well equipped with a range of fitted cabinets and granite work surfaces over. Integrated dishwasher, electric oven, gas hob and extractor. Tiled floor with underfloor heating and a window to the rear elevation.

### Utility Room

6'9 x 6'3

Fitted with base units, work surface, stainless steel sink & drainer and plumbing for a washing machine. Underfloor heating and access to the garage.

### Office / Study

9'7 x 6'8

Window to the front elevation and a central heating radiator. Could be used a single bedroom if required.

## FIRST FLOOR

A large landing area with feature arched window gives access to five bedrooms and the family bathroom.

### Bedroom One

17'0 x 11'7

Fitted wardrobes, window to the rear with stunning open views and a central heating radiator. Door to:

### En-Suite

White three piece shower room with corner shower cubicle, WC and pedestal wash basin. Window to the side elevation.

### Bedroom Two

16'6 x 13'5

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

### En-Suite

White three piece shower room with corner shower cubicle, WC and pedestal wash basin. Window to the front elevation.

### Bedroom Three

15'9 x 10'5

Window to the rear elevation enjoying the open views and a central heating radiator.

### Bedroom Four

12'10 x 10'1

Two Velux roof windows, central heating radiator and a door to:

### En-Suite

White three piece shower room with corner shower cubicle, WC and pedestal wash basin. Window to the rear elevation.

### Bedroom Five

9'7 x 6'9

Window to the front elevation and a central heating radiator.

### Family Bathroom

White three piece bathroom suite comprising of a panelled bath with shower over, WC and pedestal washbasin.

## LOWER GROUND FLOOR

### Annex / Games Room

29'0 x 14'7

Accessed from the rear of the property is this useful self contained space, currently used as a sitting room and games room. Offering potential as a self contained annex or perhaps for homeworking / office space.

## EXTERNAL

April Gardens is a small gated development. As you enter the gates, number two can be found immediately on your left. To the front of the house is off-road parking for several vehicles and access to a double garage with electric door. To the side of the property is a lawned area with



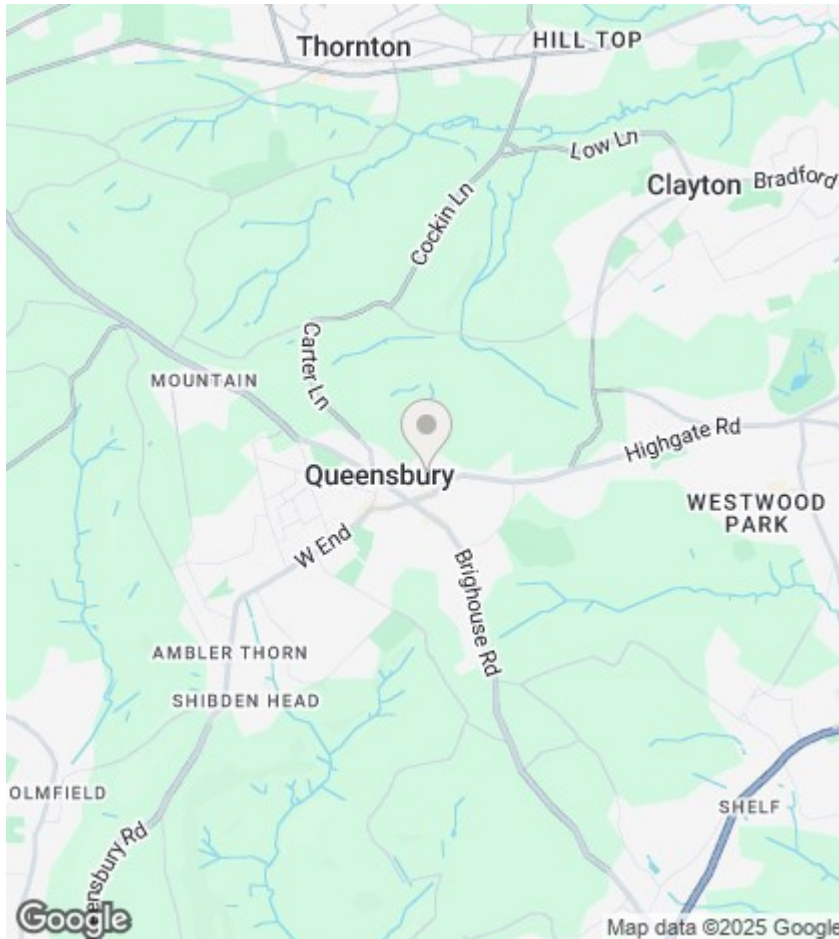
flower beds and steps down to the rear garden. To the rear is an enclosed garden space with a paved patio seating area, lawn, mature shrubs and a stone wall boundary.











## Directions

From our office on Queensbury High Street, head to the traffic lights and carry straight on towards Bradford. After a short distance take your first left into Station Road and April Gardens can be found on your right.

## Viewings

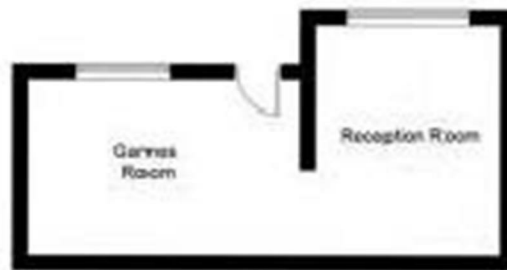
Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	84
(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

Lower Ground Floor



Ground Floor



First Floor