



## Stonehouse Drive, Bradford BD13 2FB

- FOUR BEDROOM DETACHED
- TWO/ THREE RECEPTION ROOMS
- KITCHEN & DINING ROOM
- GROUND FLOOR FOURTH BEDROOM
- GROUND FLOOR CLOAK ROOM
- HOUSE BATHROOM & EN-SUITE
- DRIVEWAY PARKING
- ENCLOSED GARDENS TO SIDE & REAR

**£220,000**

EPC Rating 'TBC'





## Property Description

Offered for sale this **FOUR BEDROOM DETACHED HOUSE** benefiting from a **CONSERVATORY**, **EN-SUITE** to master bedroom, **GROUND FLOOR WC**, **PARKING** for several cars. Situated in a sought after location in Queensbury village offering ideal family accommodation. Briefly comprising of: Entrance vestibule, Ground floor cloak room, Lounge, Dining room, Conservatory, Kitchen, Ground floor fourth bedroom, First floor landing, Three first floor bedrooms with en-suite to master bedroom, House bathroom, Block paved drive/parking, Rear garden.

**ENTRANCE VESTIBULE** Front entrance door, central heating radiator.

**GROUND FLOOR CLOAKROOM** Wash basin set in a vanity unit with gloss white storage cupboards, low flush WC, fully tiled walls, chrome central heating towel rail, window to front elevation.





**LOUNGE** 16' 2" x 10' 11" (4.93m x 3.33m) Feature marble fire surround with granite inlay & plinth, living flame gas fire, TV & telephone points, central heating radiator, window to front elevation, archway to dining room.

**DINING ROOM** 9' 6" x 9' 1" (2.9m x 2.77m) Central heating radiator, double doors to conservatory.

**CONSERVATORY** 10' 4" x 9' 11" (3.15m x 3.02m) Fully tiled floor, central heating radiator, two exterior doors to rear garden, ceiling fan light.



**KITCHEN** 10' 2" x 17' narrowing to 9' 4" (3.1m x 5.18m) Modern range of fitted base & wall units with contrasting granite work surfaces, one & a half bowl sunken sink stainless steel sink with mixer tap, integrated dish washer & automatic washing machine, under stairs storage cupboard, fully tiled floor, splash back tiling, central heating radiator, window to rear elevation, window & exterior door to side elevation.

**GROUND FLOOR FOURTH BEDROOM** 16' 7" x 7' 11" (5.05m x 2.41m) Fitted storage cupboard, central heating radiator, window to front elevation. (Could be used a second sitting room).

**FIRST FLOOR LANDING** Central heating radiator, access to the loft, fitted airing cupboard, window to side elevation.



**BEDROOM ONE** 14' x 11' 11" (4.27m x 3.63m) Central heating radiator, window to rear elevation.

**ENSUITE** 7' 6" x 4' 5" (2.29m x 1.35m) Large corner shower cubicle with hand held & rainfall shower, wash basin set in a vanity unit with gloss white storage cupboard & drawers, low flush WC, fully tiled walls, central heating radiator with chrome towel rail, extractor fan, window to rear elevation.

**BEDROOM TWO** 10' 4" x 9' 6" (3.15m x 2.9m) Fitted double wardrobe, central heating radiator, window to front elevation.



**BEDROOM THREE** 9' 1" x 9' 7" (2.77m x 2.92m) Central heating radiator, window to front elevation.

**EXTERIOR** Block paved parking for at least three cars & flower borders. Paved patio area to the side elevation leading to the rear garden with further paved patio area, wall & fenced boundaries.



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