



**5 Parkland Court, Queensbury, Bradford, BD13 1FE**

**£349,950**

**WalkerSingleton**  
Chartered Surveyors



## 5 Parkland Court, Queensbury, Bradford, BD13 1FE

Parkland Court is an exclusive and PRIVATE cul-de-sac of only five executive homes, nestled in the heart of the newly built residential development 'Queenshead Park' and is further complemented by a tranquil woodland backdrop. Tucked away in the corner, this four DOUBLE bedroom family home has been exceptionally well presented by our current vendors and offers desirable accommodation for the family purchaser. Featuring an impressive statement entrance hall with galleried landing, this home showcases THREE reception rooms including a lounge, dining room and study, not to mention the elegant family kitchen diner which occupies the rear of the property. Revealing two en-suite bedrooms, one of which is the master suite and is accompanied by a dressing area, this home benefits from a double detached garage and well manicured gardens. Being situated in the popular village of Queensbury which is ideal for access to Halifax and Bradford centres, this home would be particularly suited to the family purchaser.

The accommodation briefly comprises of an entrance hall, dining room, study, WC, lounge, family kitchen diner and utility room. On the first floor you will find the master bedroom with dressing area and en-suite, second guest bedroom with en-suite, two further bedrooms and house bathroom.

This truly is a remarkable example of a family home so book your internal inspection to avoid disappointment!



### Entrance Hall

Access through a composite door with a central heating radiator, carpeted floor coverings and a useful under stairs storage cupboard.

### WC

Comprising of a low flush WC, pedestal wash hand basin, central heating radiator and vinyl flooring.

### Study 7'10" x 11'5" (2.39m x 3.50m )

A perfect space for a home office or children's play room. Having a uPVC double glazed window to the front elevation, central heating radiator, carpeted floor coverings and TV point.

### Lounge 16'0" x 11'5" (4.88m x 3.50m )

A generous space enjoyed by peaceful views over the garden which is greatly enhanced by uPVC double glazed French doors leading out. Having two central heating radiators, carpeted floor coverings and both a TV and telephone point.

### Kitchen/Family/Sun Room

16'6" max x 21'5" max (5.03m max x 6.53m max)

An impressive L shaped space which has been built with the family in mind. Having a range of white high gloss wall, drawer and base units incorporating kick board lighting, granite effect roll top work surfaces, matching up-stands and an inset 1 1/2 pan stainless steel sink. Integral appliances include a dish washer, fridge, freezer, electric double oven, four ring ceramic hob and overlying extractor hood. With two central heating radiators, tiled flooring and a uPVC double glazed window to the rear elevation. The family space enjoys space for a table and snug area and benefits from uPVC double glazed French doors leading out to the garden.

### Utility Room

Having a range of high gloss white wall and base units with granite effect work surfaces, inset stainless steel sink, central heating radiator, plumbing for an automated washing machine and space for a tumble dryer. The boiler is located here and there is also a side door leading outside.

### Dining Room 9'1" x 11'1" (2.79m x 3.39m )

Located to the front of the property and having a uPVC double glazed window, central heating radiator, carpeted floor coverings and TV point.

### Landing

Having a central heating radiator, cupboard housing the hot water cylinder and providing access to the loft via ceiling hatch.

### Master Bedroom

24'11" max x 11'9" max (7.61m max x 3.60m max )

An enviable master suite with a uPVC double glazed window to the front elevation, central heating radiator, carpeted floor coverings and TV point. Open to:

### Dressing Area

Fitted with an array of wardrobes with sliding doors and providing shelving and hanging space. With a central heating radiator and uPVC double glazed window to the rear elevation.

### En-Suite Shower Room

A three piece suite comprising of a low flush WC, pedestal wash hand basin and shower cubicle. With tiled splash backs, vinyl flooring, a uPVC double glazed window to the rear elevation and a chrome heated towel rail.

### Bedroom Two

10'5" max x 11'5" max (3.18m max x 3.50m max )

A perfect guest bedroom with a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

### En-Suite Shower Room

A three piece suite comprising of a low flush WC, floating wash hand basin and shower cubicle. With vinyl flooring, tiled splash backs and a chrome heated towel rail.

### Bedroom Three

11'8" max x 11'5" max (3.58m max x 3.48m max)

Enjoying a rear aspect with a uPVC double glazed window, central heating radiator and carpeted floor coverings. With built in wardrobes having sliding doors and providing shelving and hanging space.

### Bedroom Four 10'5" x 9'3" (3.20m x 2.83m )

Having a uPVC double glazed window to the front elevation, central heating radiator and carpeted floor coverings.

### Bathroom

A four piece suite comprising of a low flush WC, pedestal

wash hand basin, panelled bath and shower cubicle. With tiled splash backs, vinyl flooring, a uPVC double glazed window to the rear elevation and a chrome heated towel rail.

### Garage

A double garage with two up and over doors.

### External

To the front there is a well manicured lawned garden with a paved pathway leading to the front door. Adjacent to this is a blocked paved driveway in front of the double garage which provides off road parking. To the rear, a paved area greets a raised lawned garden with well stocked and colourful plants, shrubs and flowers. To one side there are timber built herb and vegetable planters which have been lovingly installed by our current owners to provide a kitchen garden. Access is gained to the front via one side of the house. Benefiting from security lighting to the front and rear.

### Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.

### Further information/Charges

Parkland Court is a private road. This property boundary is the edge of the double drive. A charge of £80 per annum is payable as a management fee for green space and boundary wall maintenance.

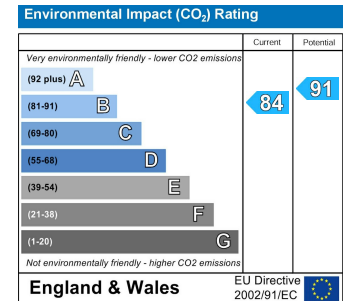
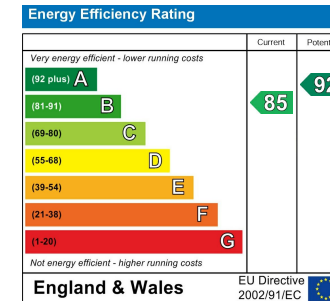
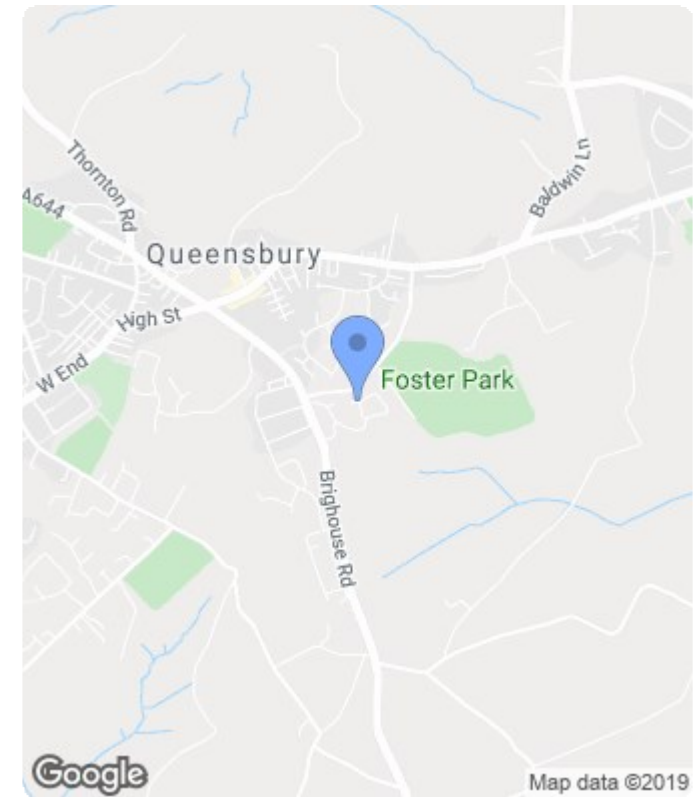
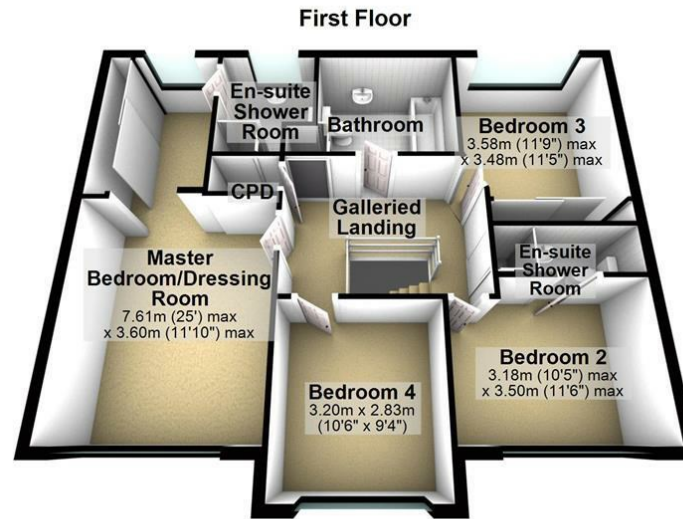
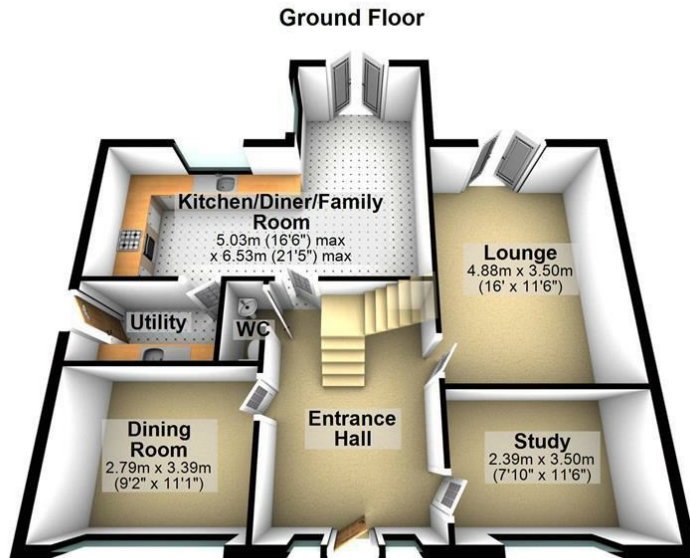












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