



37 Burwood Fold, Queensbury, Bradford, BD13 2FN

Offers In The Region Of £389,950

- Immaculately Presented Four Bedroom Detached Family Home
- Driveway Parking for Multiple Vehicles Plus Integral Garage
- Spacious Kitchen Diner with Utility Room and Ground Floor WC
- Enclosed Rear Garden with Patio, Lawn and Storage Sheds
- Principal Bedroom with Dressing Area and En-Suite Shower Facility
- Quiet Cul-De-Sac Location Close to Schools, Amenities and M62 Links

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An immaculately presented four-bedroom detached family home, occupying a pleasant position within this popular residential development in Queensbury. Offering spacious and versatile accommodation throughout, the property benefits from a generous driveway providing parking for multiple vehicles, an integral garage, enclosed rear garden and excellent access to local schools, amenities and transport links. Having been lovingly maintained by the current owners since new, this superb family home is ready to move straight into and is certain to appeal to a wide range of buyers.



Council Tax Band: E



Situated within a quiet cul-de-sac setting with no passing traffic, this beautifully presented four-bedroom detached home offers spacious family accommodation throughout and enjoys a highly convenient location close to Queensbury village, Halifax, Bradford and the M62 motorway network.

The accommodation briefly comprises an entrance hallway with access to the integral garage, measuring approximately 18ft in length and housing the central heating boiler. To the front elevation is a generous lounge featuring a bay window, attractive fireplace with electric fire and tasteful neutral décor.

To the rear of the property is a spacious kitchen diner fitted with a range of modern white gloss wall and base units arranged in an L-shape configuration, complemented by tiled flooring, gas hob with extractor canopy, integrated sink positioned beneath a window overlooking the garden and ample space for family dining. French doors provide direct access to the rear patio and garden. A useful utility room leads from the kitchen and provides additional storage and external access, together with a convenient ground floor WC.

The first floor offers a spacious and naturally bright landing, enhanced by a side window allowing additional light to flood the space. There are four well-proportioned bedrooms, including a generous principal bedroom overlooking the rear garden, complete with fitted wardrobes, dressing area and stylish en-suite shower facility. The remaining bedrooms provide flexible accommodation for growing families, guests or home working.

The family bathroom is fitted with a contemporary three-piece suite comprising a bath, separate shower enclosure, wash basin and WC, complemented by full wall tiling.

Externally, the property benefits from a driveway providing off-road parking for multiple vehicles in addition to available on-street parking. The enclosed rear garden enjoys a lawned area, patio seating space, fencing to the boundaries and

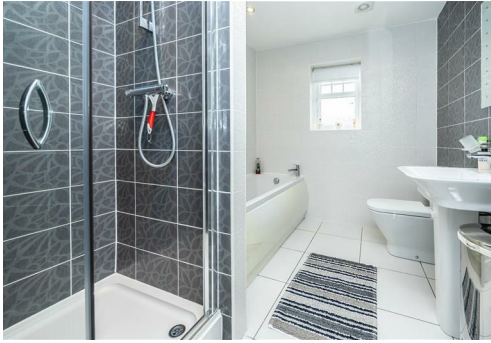
two useful storage sheds.

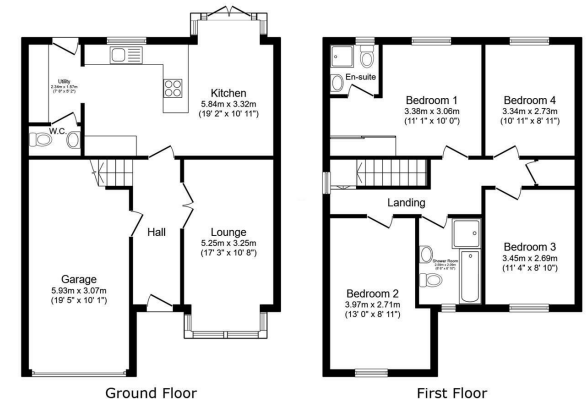
The current owners have occupied the property from new for approximately twelve years and have maintained it to an exceptional standard throughout. Internal viewing is highly recommended to fully appreciate the quality, space and location on offer.

Agent Notes

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total floor area: 129.1 sq.m. (1,390 sq.ft.)

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