



9 Shibden Head Lane, Queensbury, Bradford, BD13 2NH

£300,000

- Beautifully presented three-bedroom family home
- Stunning open-plan kitchen diner with French doors
- Character living room with multi-fuel stove and exposed beams
- Master bedroom with fitted wardrobes and en-suite
- Private enclosed rear garden with lawn and patio
- Detached double garage with electric door, power and lighting

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Occupying a sought-after position in the popular village of Queensbury, this beautifully presented family home effortlessly combines character features with contemporary styling. Boasting spacious and versatile accommodation, the property features an impressive open-plan kitchen diner, a cosy living room with multi-fuel stove, three well-proportioned bedrooms, a modern family bathroom and en-suite, together with a private rear garden and detached double garage.

Offering generous living space both inside and out, this is an ideal home for growing families seeking a property ready to move straight into.



Council Tax Band: D

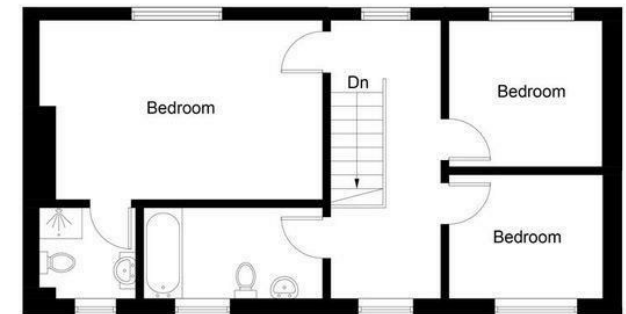


Entrance Hall	heated towel rail and a frosted UPVC window.
Entered via a UPVC front door, the welcoming entrance hall features attractive flooring and a staircase rising to the first floor. Doors provide access to both the living room and the spacious kitchen diner.	Bedroom Two
Living Room	A spacious double bedroom with carpet flooring and a UPVC window enjoying views to the front of the property.
A warm and inviting reception room full of character, featuring exposed ceiling beams, carpet flooring and LED spotlights. The focal point is the attractive fireplace housing a multi-fuel stove, creating a cosy atmosphere throughout the year.	Bedroom Three
UPVC windows to both the front and rear elevations, complete with charming window seats, flood the room with natural light while providing pleasant views over the surrounding gardens.	Another generous double bedroom with carpet flooring and a UPVC window overlooking the rear, making it ideal as a guest bedroom, children's room or home office.
Kitchen Dining Room	Family Bathroom
Undoubtedly the heart of the home, this impressive kitchen diner offers an excellent space for everyday family life and entertaining.	Beautifully appointed with a modern three-piece suite comprising a panelled bath with telephone-style shower attachment, vanity wash basin with storage beneath and low-level WC.
The kitchen is fitted with a comprehensive range of contemporary shaker-style cashmere wall and base units, complemented by generous worktops, tiled splashbacks and a sink with black mixer tap. A striking range cooker with seven gas burners and extractor hood provides the centrepiece, while there is space for an American-style fridge freezer, washing machine and tumble dryer.	The bathroom also benefits from an illuminated wall-mounted mirror, extractor fan, frosted UPVC window and a stylish graphite heated towel rail.
The dining area comfortably accommodates a large family dining table and enjoys direct access to the garden through UPVC French doors, creating a wonderful indoor-outdoor living space during the warmer months.	Exterior & Gardens
A useful built-in storage cupboard completes this practical and sociable room.	To the front of the property, a paved pathway leads to the entrance, creating an attractive first impression.
First Floor Landing	The rear enjoys a private enclosed garden with a lawned area and paved patio, providing an excellent space for children to play, outdoor entertaining or simply relaxing in the sunshine.
The landing benefits from windows to both the front and rear elevations, creating a bright and airy feel, while providing access to all three bedrooms and the family bathroom.	A particular feature of the property is the detached double garage, complete with an electric up-and-over door, power and lighting, offering excellent secure parking, storage or workshop space.
Principal Bedroom	A Home Ready to Enjoy
A generous double bedroom featuring fitted wardrobes, carpet flooring and a UPVC window. The room also benefits from its own contemporary en-suite shower room.	Combining generous family accommodation, quality presentation and attractive outdoor space, this superb home is ready for its next owners to move straight in and enjoy. Early viewing is highly recommended to fully appreciate everything this wonderful property has to offer.
En-Suite	Agent Notes & Disclaimer
Fitted with a quadrant shower enclosure, vanity wash basin with storage beneath, low-level WC,	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.

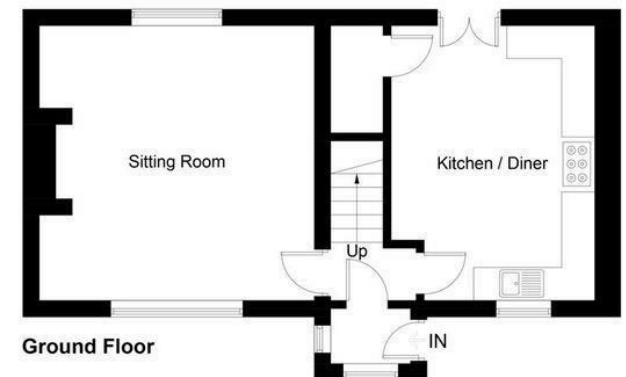


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Approximate Gross Internal Area = 106.3 sq m / 1144 sq ft



First Floor



Ground Floor

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