



**7 Upper Meadows, Queensbury, BD13 2JY**  
**Offers In Excess Of £350,000**

**WalkerSingleton**  
Chartered Surveyors



## 7 Upper Meadows, Queensbury, BD13 2JY

Enjoying a peaceful cul-de-sac location, this five bedroom detached property is available with no upper vendor chain and features a spacious L-shaped lounge, separate dining room, conservatory with French doors leading out to the generous rear garden and en suite bathrooms to both the principal bedroom and bedroom two. Situated in the sought after village location of Queensbury, with good local schools such as Trinity Academy Bradford, Shibden Head Primary and Russell Hall Primary all within approximately half a mile. Benefiting from convenient access to Halifax and Bradford Town Centres and a range of local amenities, this home would form an excellent proposal for the growing family.

The accommodation briefly comprises: entrance hall, WC, lounge, dining room, kitchen, conservatory, utility and access to the integral double garage. Five bedrooms, two en-suite bathrooms and a house bathroom to the second floor. In addition, a useful loft room accessed via the second bedroom.

### Entrance Hall

Accessed via a timber and glazed door, is a spacious entrance hall with central heating radiator and an open staircase with timber spindle balustrade leading up to the first floor landing.

### Dining Room

With a square bay window the front elevation, central heating radiator and arched double doors leading into the lounge. The dining room benefits from a beautiful ornate ceiling rose and coving.

### Lounge

The generously sized, L-shaped lounge can be accessed via both the dining room and the entrance hall. The central feature of the room is the fireplace with a coal effect gas fire. Patio doors lead out to the rear garden. With central heating radiator.

### Kitchen

The good sized kitchen area is open plan to the conservatory and enjoys an excellent range of Oak base, drawer and eye level units. With tiled splashbacks, recessed spotlights and Quartz worktop and upstands, incorporating a Smeg 4 ring induction hob with extractor hood above and a 1 and ½ bowl undermounted sink with mixer tap. Further integrated appliances include: fridge, freezer, and gas oven.

### Conservatory

Continuing through from the kitchen, the conservatory benefits from recessed spotlights to the ceiling, central heating radiator and French doors leading out to the rear garden. An internal door gives access through to the utility room.

### Utility Room

The utility room has a base and drawer unit with a tiled splashback and Quartz worktop and upstand with undermounted bowl sink and mixer tap over. Plumbing for a washing machine and space for a tumble dryer. Windows to the side and rear elevations, central heating radiator and an external door to the side of the property.

### WC

White suite comprising of wash hand basin and WC. Central heating radiator.

### Integral Double Garage

Benefiting from one electric garage door and one roller door, power and water. The boiler is housed and there are a range of fitted cupboards to one wall.

### Principal Bedroom

A wonderful principal bedroom with a window to the front elevation, fitted bedroom furniture and a central heating radiator.

### En Suite Bathroom

A white suite comprising: wash hand basin, WC and bath with shower attachment over the taps. Tiled walls, frosted window and central heating radiator,

### Bedroom Two

A generous second bedroom with window to the front elevation, central heating radiator, fitted wardrobes and an access hatch leading to the loft room.

### En Suite Bathroom

A fully tiled en suite with vanity unit incorporating a WC and wash hand basin with mixer tap, panelled bath with mixer tap and shower above. Frosted window to rear elevation and central heating radiator.

### Loft Room

A fold down ladder gives access to the loft room with Velux window, radiator and carpet flooring. There is restricted head height and the room continues into the Eaves providing a fantastic storage space.

### Bedroom Three

Set to the front of the property with window and central heating radiator.

### Bedroom Four

With window the rear elevation, fitted wardrobes and central heating radiator.

### Bedroom Five

With window the rear elevation and central heating radiator.

### Bathroom

A modern, fully tiled bathroom with white suite comprising of wall mounted WC and wash hand basin with mixer tap and recessed mirror with spotlights above. Bath with shower above and glass shower screen. Frosted window to the rear elevation and heated towel radiator.

### Externals

To the front of the property, a spacious tarmacadam driveway provides ample off road parking and access to the double garage. There is small lawned area, a paved path and a border of mature plants and shrubs.

The generous rear garden has a good sized lawn with patio area and mature borders of established plants, trees and shrubs, providing an ideal, private space for entertaining friends and family.

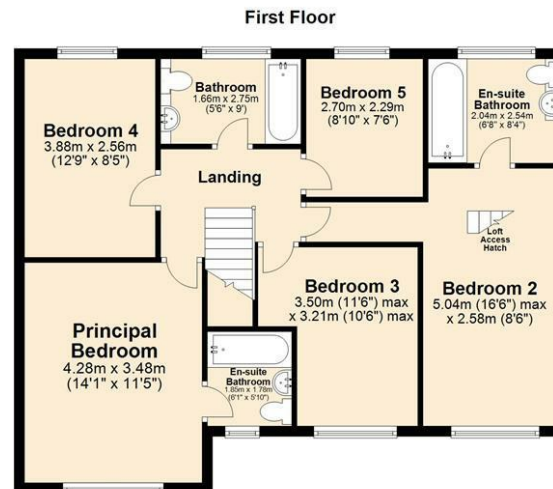
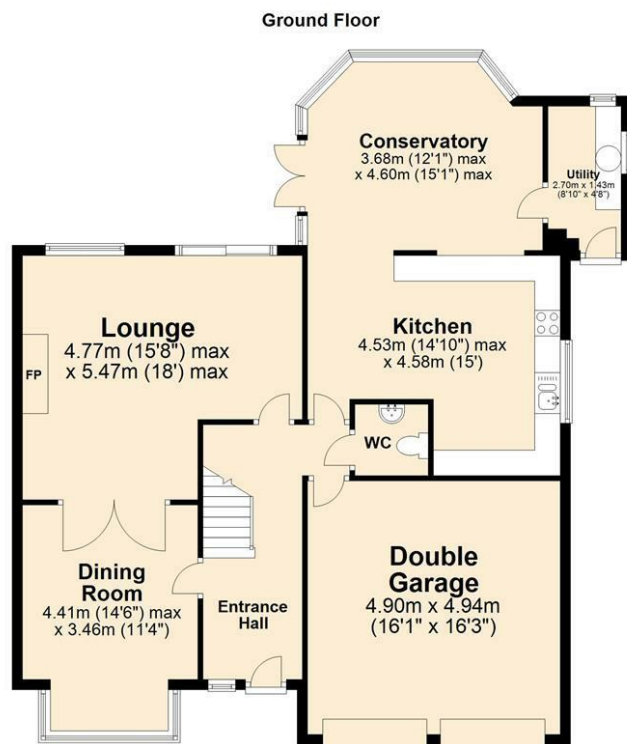
### EPC

EER: Current TBC - Potential - TBC

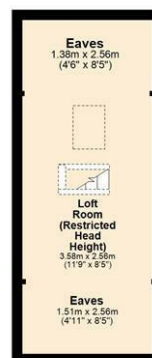
### Disclaimer

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.





**Second Floor**



## BRADFORD

Granby Barn, 90 High Street, Queensbury, Bradford, BD13 2PD

01274 452045

## HALIFAX

Property House, Lister Lane, Halifax, HX1 5AS

01422 430043

## HUDDERSFIELD

Oak House, New North Road, Huddersfield, HD1 5LG

01484 477606

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