

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 30 Burwood Fold

Queensbury, Bradford, BD13 2FN

Offers in the region of £390,000



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## Entrance Hallway

Enter the property via a composite door into this light and airy hallway. Access to the kitchen/diner and living room and second reception room. Stairs rise to the first floor.

## Kitchen/Diner

The hub of the home is this luxury and spacious kitchen diner with hi-gloss tiled flooring, hi-gloss matching wall and base units and laminate worksurfaces. Integrated appliances comprise of: an eye level double electric oven, a five ring gas hob, an extractor, a fridge/freezer, a dishwasher and a 1.5 stainless steel sink and drainer under a PVCu window overlooking the rear garden. There is ample space for a family dining table with floor to ceiling PVCu patio doors with glass panels to either side leading out to the rear garden. An archway leads through to the utility.

## Utility

A useful utility with tiled flooring, two tone wall and base units, laminate worksurfaces and plumbing for a washing machine. Access to the groundfloor WC and PVCu door leading out to the rear garden.

## Ground floor WC

A partially tiled groundfloor WC with laminate flooring. Comprising of WC, wash basin and PVCu privacy window to side aspect.

## Living Room

A spacious living room with a grey carpet and a PVCu window to the front aspect.

## Second Reception Room

A second reception room currently used as an office

with grey carpet and PVCu window to rear aspect. This room could be utilised for a variety of purposes.

## Landing

Carpeted stairs rise to the landing with access to all bedrooms and house bathroom. Benefiting from a PVCu window to front elevation.

## Master Bedroom

A spacious master bedroom with feature archway housing fitted sliding wardrobes. Access to the en-suite and PVCu window to rear aspect.

## En-Suite

A modern and partially tiled en-suite with laminate flooring. Comprising of : WC, wash basin and walk in shower with glass sliding door and glass panel. PVCu privacy window to side elevation

## Bedroom Two

A second double bedroom with PVCu window to front aspect

## Bedroom Three

A third double bedroom with PVCU window to rear aspect

## Bedroom Four

A fourth double bedroom with PVCu window to front elevation

## House Bathroom

A partially tiled house bathroom with Amtico flooring. Comprising of: WC, wash basin, bath and shower cubicle with glass sliding door. PVCu privacy window to front elevation.

## Exterior

To the rear of the property is a paved patio area and a large lawn surrounded by a timber fence. To the front is a blocked paved driveway (off-road parking for two cars leading to a detached double garage. A small lawn and a paved pathway leads to the front door.

## Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are

contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



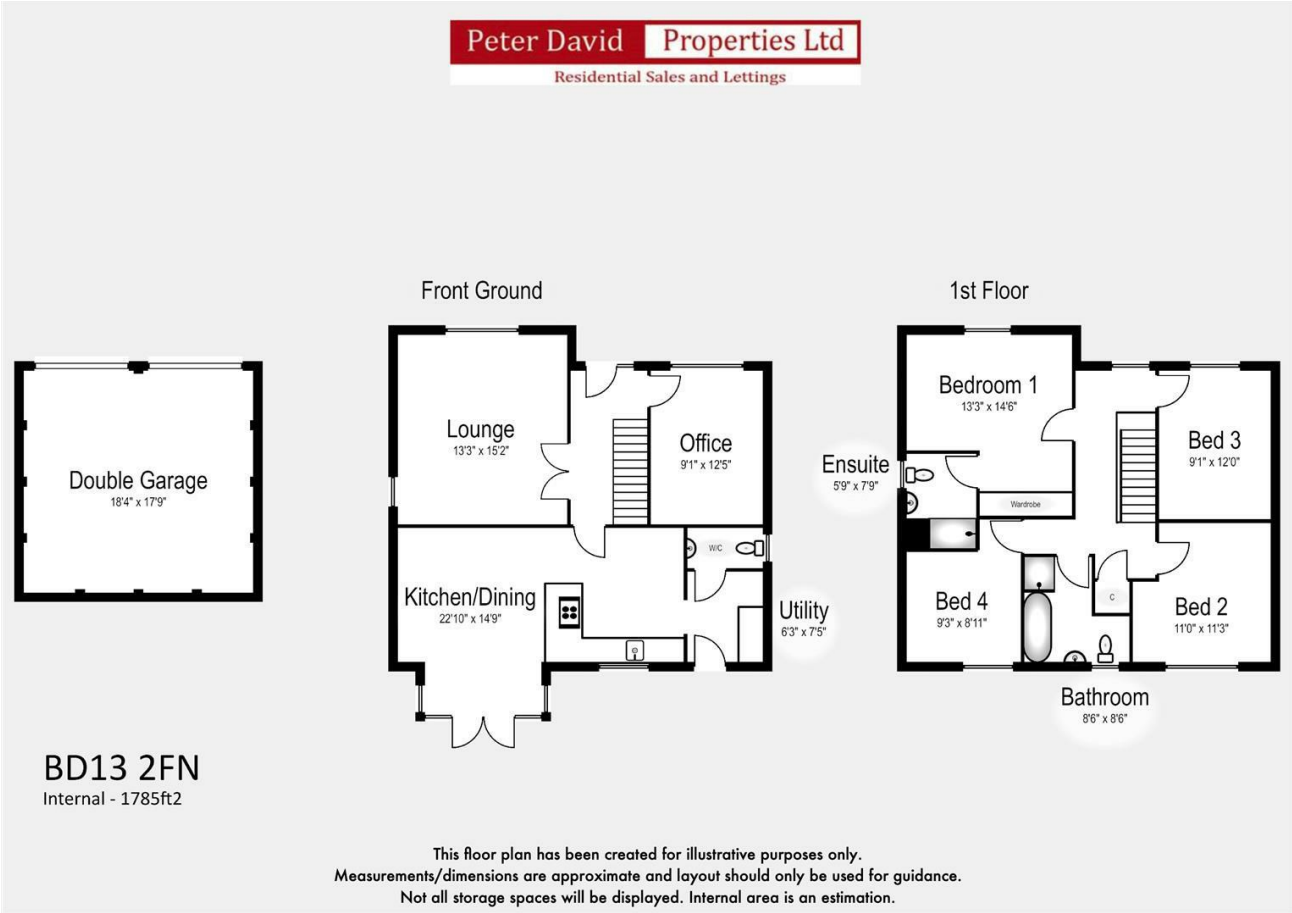
Hybrid Map



Terrain Map



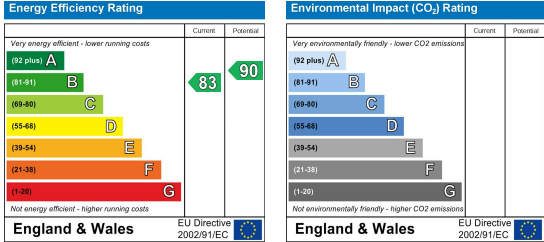
Floor Plan



Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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