



15 Roundhill Close, Queensbury, Bradford, BD13 1HG

*** BREATHTAKING VIEWS ACROSS THE VALLEY ** EQUESTRIAN FACILITIES TO INCLUDE FLOOD LIT ARENA **
Set within 1.3 acres is this beautifully appointed EXTENDED DETACHED within a cul de sac location in this HIGHLY SOUGHT AFTER AREA of Queensbury/Clayton Heights. The living accommodation offers an abundance of space throughout with floor to ceiling windows which absorbs the outlook from each angle. This much-loved family home features FIVE BEDROOM/THREE RECEPTION ROOMS, TWO WASH FACILITIES, UTILITY ROOM PLUS LARGER THAN AVERAGE ATTACHED GARAGE, which have all been renovated to a high standard. STUNNING lawned gardens to the rear which extend down towards the paddock/turnout area, arena, stable block and outbuildings. This is a lifetime opportunity and makes this an excellent purchase for a wide variety of buyers, an early viewing of this fabulous home is strongly encouraged to avoid any disappointment.

£625,000

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ENTRANCE HALLWAY

Open stairs leading to the first floor - incorporating downstairs toilet and wash basin, carndean flooring with separate storage cupboard, and under stairs storage

LOUNGE 15'7" x 11'11" (4.75m x 3.63m)

Lovely size reception room, floor to ceiling large windows to side and front with amazing far reaching views. Feature wood panel wall and doors opening to the dining room

DINING ROOM 11'2" x 11'11" (3.4m x 3.63m)

Sliding patio doors leading to the rear, again, with amazing views over rear aspect and laminate flooring. Ideal space for entertainment

SNUG 11'9" x 11' (3.58m x 3.35m)

Dual aspect windows again with far reaching views

KITCHEN 16'2" x 8'9" (4.93m x 2.67m)

Lovely modern kitchen finished in high gloss white with a selection of wall and base units, complete with granite worktops. Incorporating breakfast bar, sink and drainer. Integrated fridge & freezer and dishwasher, oven, hob and extractor

UTILITY ROOM/BOOT ROOM

Base units, worktops and sink. Plumbing for washer and space for dryer. With power and light

FIRST FLOOR

Useful store cupboard

BEDROOM ONE 11' x 16' (3.35m x 4.88m)

Dual aspect windows full length, fitted wardrobes and far reaching views

SHOWER ROOM

Modern walk in oversize shower, sink and W.C

BEDROOM TWO 12'5" x 11' (3.78m x 3.35m)

Dual aspect windows floor to ceiling with far reaching views

BEDROOM THREE 9' x 7' (2.74m x 2.13m)

BEDROOM FOUR 11'1" x 8'2" (3.38m x 2.5m)

BEDROOM FIVE 9'11" x 5'9" (3.02m x 1.75m)

Cupboard over stair

BATHROOM

Family bathroom with shower over panelled bath and screen. Sink and W.C

OUTSIDE Can only be enjoyed on viewing stage. Lawned garden to the front, parking and driveway to garage. Gardens to rear with extra garage which has additional storage leading onto the additional land that is mainly laid to lawn and great for summer BBQ's. Stables accessed through electric gates onto a private drive with the following:

2x 12"x12" stables

1x 16"x 12" stable

Garage & tack room. Outdoor floodlit area and grazing land

FURTHER INFORMATION Council Tax - Band E

Tenure - Freehold

GCH, DG and SOLAR PANELS (fitted 2011)

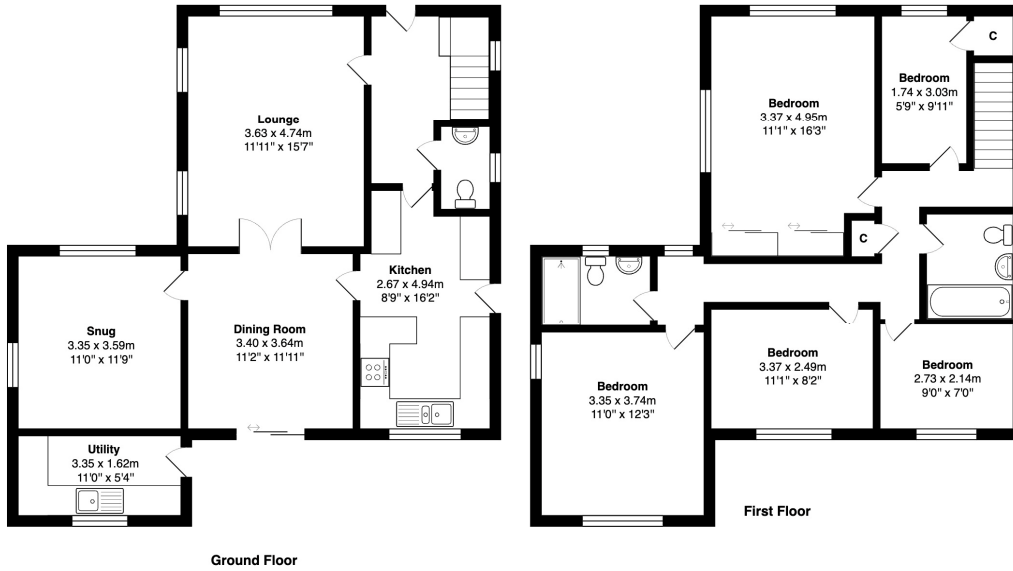
PLEASE NOTE

The property and additional land are on two separate titles.

Expired planning application no 20/03107/hou obtained 8th July 2020 for single storey rear extension, exterior re-model with new raised decking and covered terraces

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Total Area: 143.5 m² ... 1544 ft²
 All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

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