



## 11 Roundhill Close, Queensbury, Bradford, BD13 1HG

**\*\* BRILLIANT VERSITILE LIVING ACCOMMODATION \*\* EXTENDED LINKED DETACHED \*\* IDEAL FOR MULTI GENERATIONAL FAMILIES \*\* SOUGHT AFTER CUL DE SAC LOCATION \*\*** Viewing is strongly advised for this well presented property which briefly comprises: Entrance hallway, cloakroom, lounge, dining room, well equipped kitchen which leads through to the extension. This area is divided to three rooms, shower room plus the garage store, currently a utility area, gym and office but could easily be utilized as a one bedroom annex. To the first floor are FOUR bedrooms and house bathroom. Externally are lawned gardens to the front and block paved driveway and gardens to the rear with paved seating area. Situated in this increasingly sought after area of Queensbury/Clayton Heights, well placed for many amenities, schools and commute to Bradford/Halifax. **BOOK YOUR VIEWING TODAY**

**£360,000**

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## ENTRANCE HALL

**CLOAKROOM** Vanity style sink and W.C

**LOUNGE 15'7" x 12'10" (4.75m x 3.9m)**

French doors leading to dining area

**KITCHEN 14'1" x 8'9" (4.3m x 2.67m)**

Fitted kitchen with a selection of wall and base units incorporating stainless steel sink unit, range style cooker and extractor. Plumbing for dish washer and tiled floor

**DINING ROOM 11'10" x 11'3" (3.6m x 3.43m)**

Bi-fold doors to the rear

## SIDE ENTRANCE

**UTILITY ROOM 11'2" x 8'4" (3.4m x 2.54m)**

Plumbing for washer

**SHOWER ROOM** Three piece suite with shower cubicle, vanity style sink and W.C. Radiator and extractor fan

**GYM / BEDROOM FIVE 14'8" x 9'6" (4.47m x 2.9m)**

Bi-fold doors

**OFFICE 9'6" x 6'6" (2.9m x 1.98m)**

## FIRST FLOOR LANDING

**BEDROOM ONE 13'9" x 11'3" (4.2m x 3.43m)**

Fitted wardrobes and access to the loft with pull down ladder, boarded and light

**BEDROOM TWO 11'4" x 11'9" (3.45m x 3.58m)**

Enjoying far reaching views

**BEDROOM THREE 8'9" x 7'4" (2.67m x 2.24m)**

Enjoying far reaching views

**BEDROOM FOUR 9'10" x 5'6" (3m x 1.68m)**

**OUTSIDE** Ample parking to the front. Enclosed lawned patio garden to the rear with integral garage

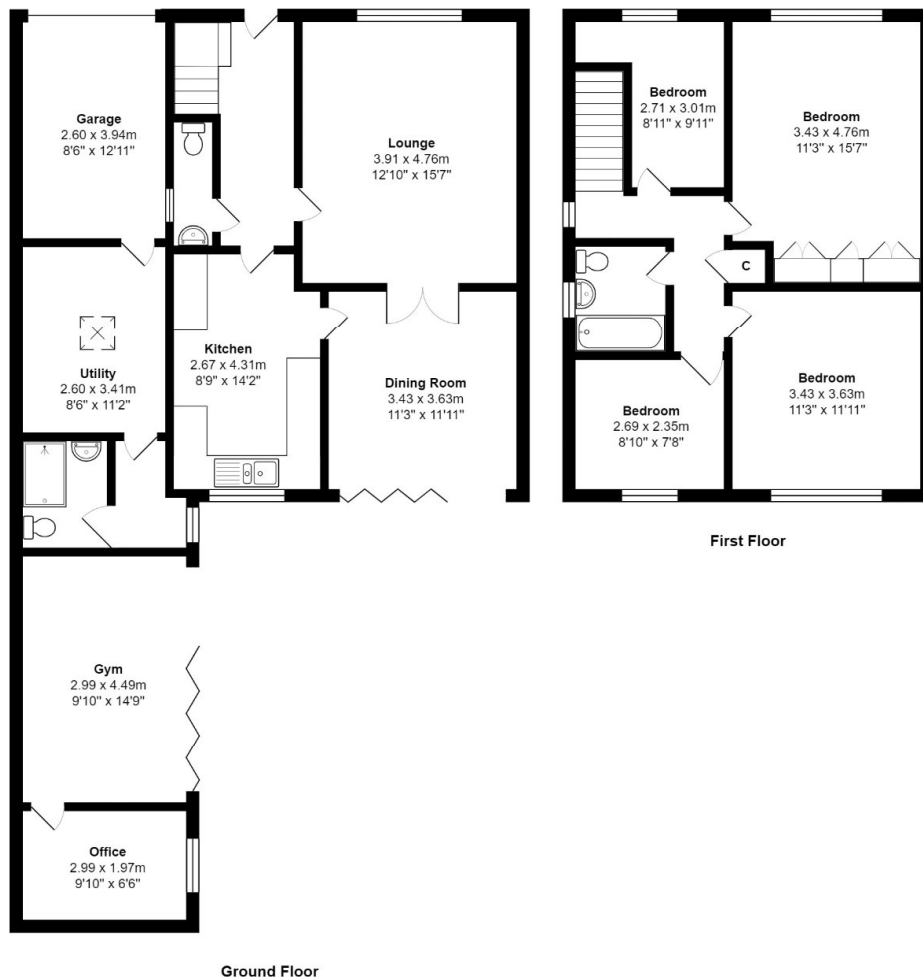
**FURTHER INFORMATION** Council Tax - Band D

Tenure - Freehold

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: 154.4 m<sup>2</sup> ... 1662 ft<sup>2</sup>  
 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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