

5 Old Mill Dam Lane, Bradford, BD13 2FP

**Offers Over £325,000**

Offered FOR SALE is this FOUR bedroom DETACHED house on this popular development in Queensbury. Accommodation comprises; Entrance lobby, lounge, dining kitchen, utility and cloaks/w.c. To the first floor; landing, four double bedrooms and bathroom. The main bedroom has an en-suite shower room. Gardens front and rear, driveway provides off road parking and garage. The property benefits from Upvc double glazing, gas central heating and security alarm system. Close to amenities, transport links and access to the M62 motorway network. Viewing essential. Ideal family home.

## Ground Floor

### Entrance Lobby

Obscure double glazed door to front, telephone point and radiator. Alarm control panel, programmer/room stat and heavy duty matting. Staircase access to first floor and door to lounge;

### Lounge



Upvc double glazed window to front, radiator and t.v. point. Electric fire with new limestone fireplace and double doors to dining kitchen;

### Dining Kitchen

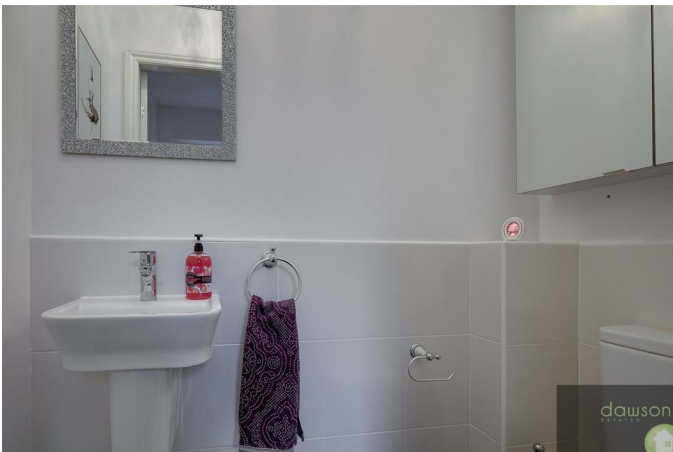


Having a range of wall and base units with laminate worktop and splashback. Space for fridge/freezer, integrated 'Zanussi' electric oven and grill, four ring 'Zanussi' gas hob with stainless steel splashback and extractor hood above. 'Franke' stainless steel one and a half sink and drainer. Spotlights, Upvc double glazed window and Upvc double glazed french doors and windows to rear. Radiator, t.v. point and tiled floor. Understairs storage and opening to utility;

### Utility

Radiator, tiled floor and double glazed door to rear. Laminate worktop and splashback. Plumbing for washing machine and dishwasher or space for dryer.

### Cloaks/w.c.



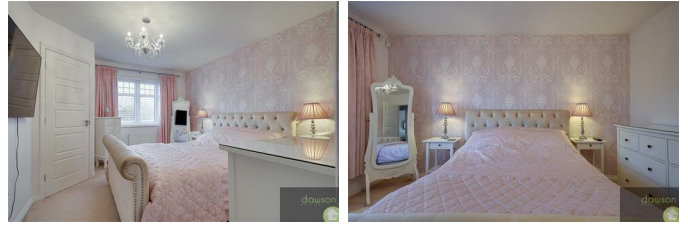
Two piece suite comprising low flush w.c. and floating sink. Tiled floor, part tiled walls and radiator. Extractor fan.

## First Floor

### Landing

Loft hatch, radiator and storage cupboard housing the hot water cylinder. Doors to bathroom and bedrooms;

### Bedroom One



Double bedroom with radiator, t.v. point and Upvc double glazed window to front. Door to en-suite shower room;

### En-suite Shower Room



Three piece suite comprising low flush w.c. pedestal wash basin and shower cubicle with mains shower and folding glass shower screen. Tiled floor, part tiled walls and spotlights. Upvc obscure double glazed window to front and extractor fan. Spotlights and radiator.

### Bedroom Three



Double bedroom with radiator and Upvc double glazed window to rear.

## Bathroom



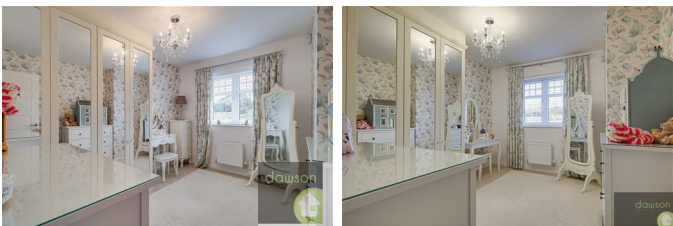
Three piece suite comprising low flush w.c. pedestal wash basin and bath. Radiator, part tiled walls and tiled floor. Spotlights, extractor fan and Upvc obscure double glazed window to rear.

## Bedroom Four



Double bedroom with radiator and Upvc double glazed window to rear.

## Bedroom Two



Double bedroom with radiator and Upvc double glazed window to front.

## External



To the front is a lawn garden, external light and block paved driveway providing parking. To the rear is an enclosed lawn and patio garden. Security light.

## Garage

## Parking

Driveway provides off road parking for two cars

## Tenure

We have been advised by the vendor that the property is freehold.

## Energy Rating

B

## Council Tax Band

D

## Viewings

Strictly by appointment. Contact Dawson Estates.

## Property to Sell?

Call for a FREE, no obligation valuation.

## Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

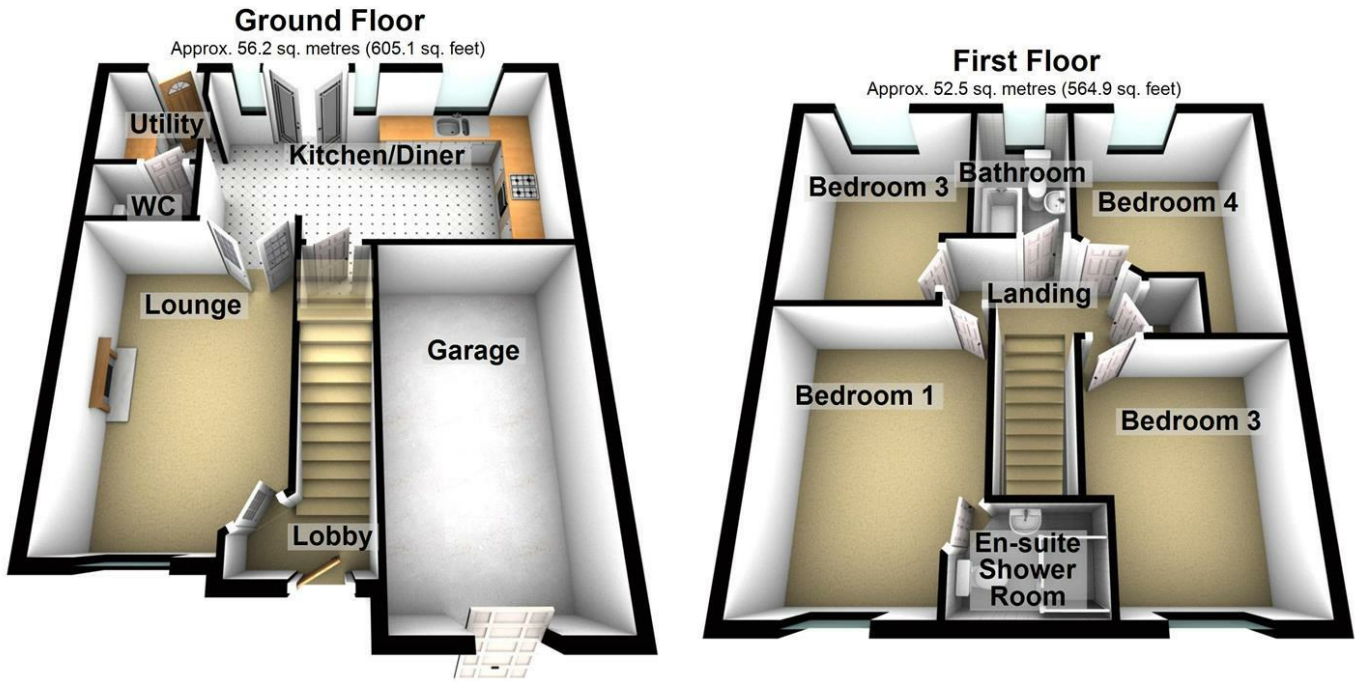
## Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

## Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

# Floor Plan



Total area: approx. 108.7 sq. metres (1170.0 sq. feet)

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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