



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		71	83
England & Wales		EU Directive 2002/91/EC	

A map of the Sand Beds area in Queensbury. The map shows a network of streets including Albert Rd, High St, and Park Ln. A blue location pin is placed on Park Ln. To the north is the area labeled 'OLD DOLPHIN'. To the east is 'Scarlet Heights'. To the south is 'Foster Park'. The 'Sand Beds' area is highlighted in yellow. The Google logo is in the bottom left, and 'Map data ©2020' is in the bottom right.

See mapping.



£425,000



Cheriton Drive, Bradford, BD13 1QS

 2  4  2

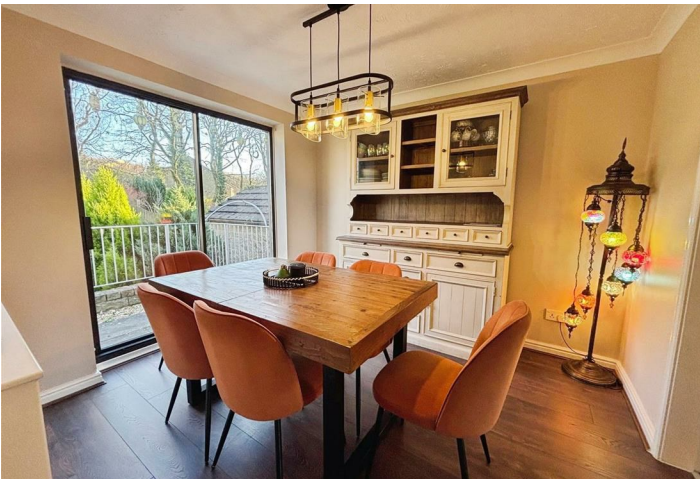
Four Bedroom Detached House *** Highly Desirable Location *** Two Reception Rooms *** En-Suite And Family Bathroom *** Large Gardens Offering Potential To Extend STPP. Located in the desirable area of Cheriton Drive, Queensbury, this spacious four-bedroom detached house presents an excellent opportunity for families seeking comfort and convenience. Upon entering, you are greeted by a welcoming entrance hall that leads to a generous lounge, complete with a gas fire, perfect for cosy evenings. The heart of the home is undoubtedly the kitchen/breakfast room, which boasts fitted wall and base units, a double oven, a gas hob with an extractor hood, and a breakfast bar, making it an ideal space for both cooking and casual dining. Adjacent to the kitchen, the utility room offers practical space and plumbing for a washing machine and tumble dryer, ensuring that household chores are easily managed.

The dining room, featuring patio doors, provides a seamless transition to the large, mature gardens, which are not only beautifully

landscaped but also offer potential for extension, subject to planning permission. This outdoor space is perfect for entertaining or simply enjoying the fresh air.

Upstairs, the property comprises four well-proportioned bedrooms, one of which includes fitted wardrobes and an en-suite shower room for added privacy. The family bathroom is thoughtfully designed with a bath, shower over, low-level WC, and hand wash basin, catering to the needs of the household.

Additional features include parking for three vehicles, a garage with power and light connected, and the overall charm of a home that is both functional and inviting. This property is ideally situated in a sought-after location, making it a must-see for those looking to settle in a vibrant community.



Train
your text here



Primary School
your text here



Secondary School
your text here

Fixtures & fittings
Four bedroom detached house in highly desirable location.

Rating authority
Borough Council Tax Band D

Services
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Tenure
Freehold