



Yorkshire's  
**Finest**  
*A Collection of Yorkshire's Finest Homes*

Moorcroft Highgate Road  
Queensbury, Bradford



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Queensbury, Bradford

Offers Over £550,000

NO CHAIN. SET BACK FROM THE ROAD WITH A DRIVEWAY IS MOORCROFT, A COMMANDING STONE BUILT FAMILY HOME SET IN APPROX. 1/3 ACRE OF STUNNING LANDSCAPED GARDENS.

No Chain. Set back from the road with a driveway is Moorcroft, a commanding stone built family home set in approx. 1/3 acre of stunning landscaped gardens.

Having 5 double bedrooms with 3 bathrooms in addition to 3 reception rooms, Moorcroft is a light and bright spacious home which has been completely renovated with a new central heating system including new boiler and pipework, fully rewired, all new windows in addition to new soffits and gutters.

The modern fitted breakfast kitchen benefits from Neff oven and Neff gas hob and is enhanced by a well equipped utility room and walk in pantry. There is a serving hatch into the formal dining



room which has a vast picture window with delightful garden views in addition to a newly installed steel log burner. The sitting room has a striking period marble fireplace which also has a similar picture window with garden views and the third reception room is currently used as a play room, but could be utilised as a gym, additional office or snug. There is a modern shower room and W.C. to the ground floor situated close to the study which allows this to be used as a fifth double bedroom, possibly for dependant relatives.

The master bedroom benefits from a bank of fitted wardrobes and a luxury private ensuite which has both a bath and separate large shower. There are 3 further double bedrooms to the first floor which are served by the stylish house bathroom which also has a bath and separate corner shower cubicle. The landing has a walk in linen cupboard and a stunning stained glass window.

Externally, the property has a stone built double garage and the drive (complete with turning circle) can accommodate numerous vehicles.

## WHAT3WORDS

///ranges.splice.return

## AGENT NOTES

### 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.

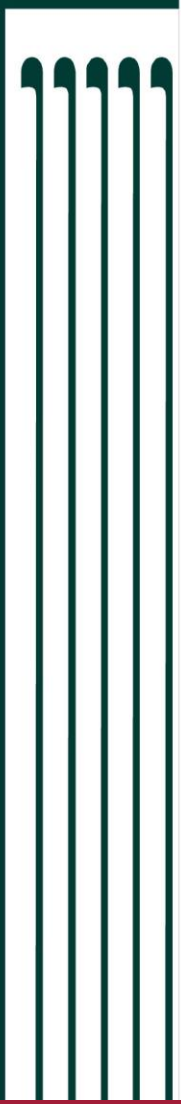
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

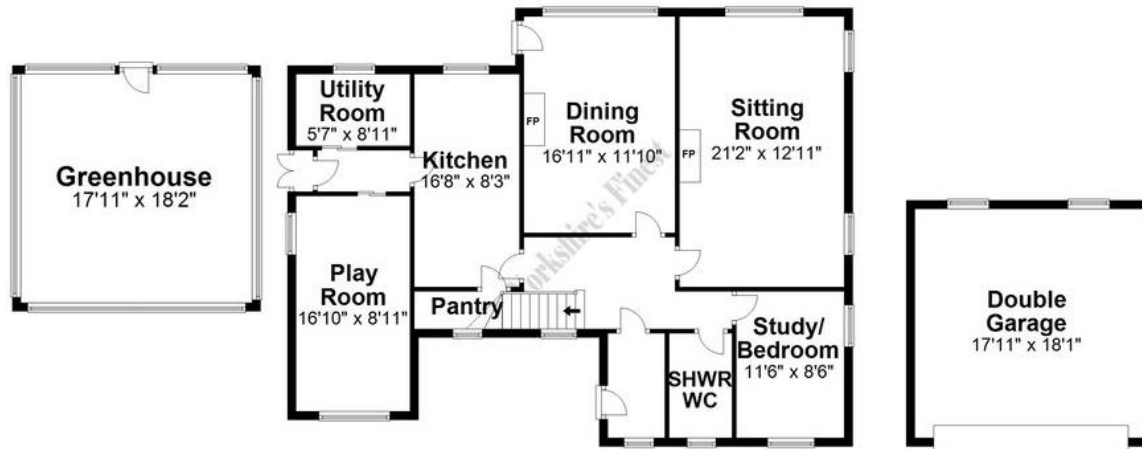
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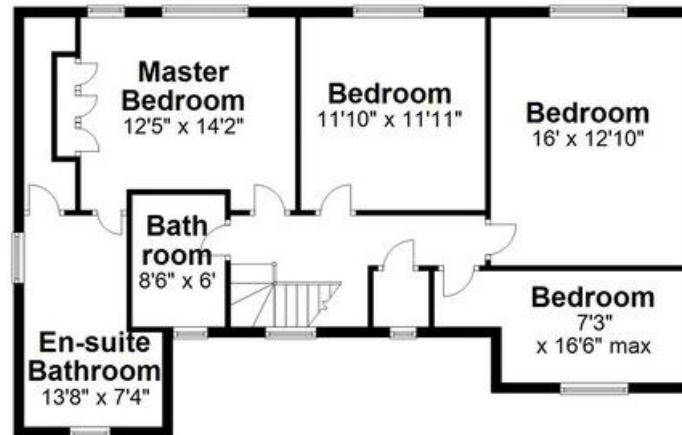




**Ground Floor**  
Approx. 1834.3 sq. feet



**First Floor**  
Approx. 954.2 sq. feet





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