



8 Jonscroft, Queensbury, Bradford, BD13 2LY

Delightfully situated in a semi rural setting with excellent far reaching views over the Yorkshire countryside is a beautifully presented five bedroom unique detached home offering quality family living accommodation situated in an idyllic location close to the village of Queensbury

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8 Jonscroft, Queensbury, Bradford, West Yorkshire, BD13 2LY

Bradford 6 miles, Halifax 4 miles, Leeds 17 miles (all distances approximate)

Guide Price: £900,000

Accommodation

Detached family home, five bedrooms, four reception rooms, modern family kitchen and utility room, integral garage, house bathroom and two ensuites, large lawned gardens, gated driveway on a plot of nearly two acres..

General Remarks

An outstanding five bedroom detached home enjoying beautifully presented family living accommodation in an exceptional plot. The home offers exceptional long reaching views over Yorkshire countryside and has been built to a high quality throughout including under floor heated bespoke kitchen, modern bathroom and en-suite facilities, treble glazing throughout and will almost certainly appeal to the more discerning buyer seeking a characterful home with contemporary fittings in a beautiful location. With ample garden space and further land around an early viewing is highly recommended to feel the deceptive nature and understand the malleable aspects of this stunning family home.

The accommodation is entered via a wide and open hallway that is central on the ground floor giving access to a great sized lounge with large bifold doors to front garden, snug with French doors to the side, a good sized office, dining room open to the kitchen, utility room that gives access to the garage and an exceptional fitted kitchen with an island with a breakfast bar, a sitting area and patio doors to the rear garden and patio. The first floor reached by a solid oak staircase has a master suite with long reaching views and excellent modern bathroom, a second ensuite bedroom of exceptional size, three further double bedrooms and the house bathroom with separate bath and shower suites.



Externally the property is approached via an electric gated driveway that sweeps attractively to the front of the property leading to a double garage. Overall the plot is around an acre and a half and incorporates an exceptionally well maintained, securely fenced and laid out garden together with a large grassed paddock with dry stone walling around.

The house is delightfully situated in a semi rural location close to the popular village of Queensbury. The area is highly regarded and surrounded by scenic countryside as well as offering local shops and amenities, recreational areas, traditional public houses and well respected schools. The location is also considered to be within daily commuting distance of many West and North Yorkshire business centres which include Bradford, Halifax and Leeds together with good access to the M62 motorway networks.







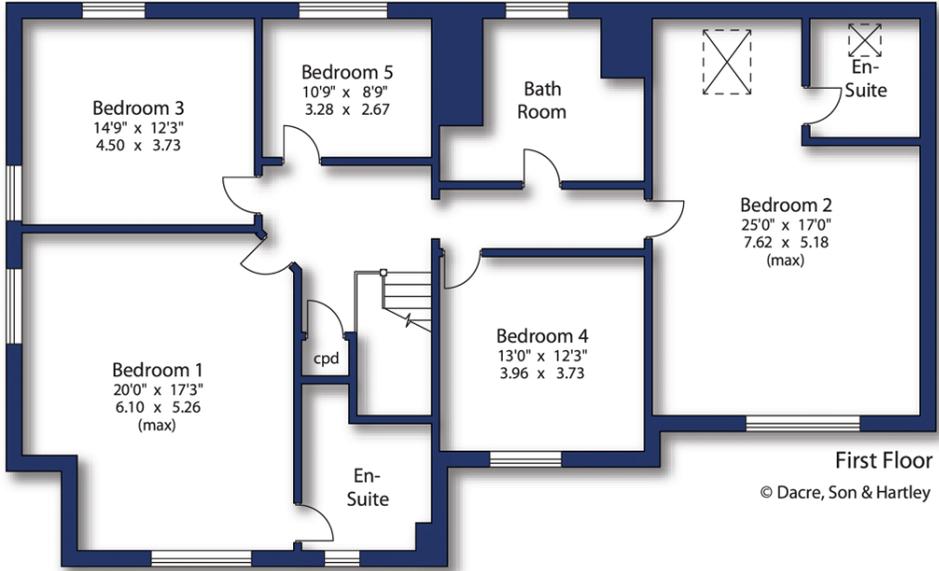
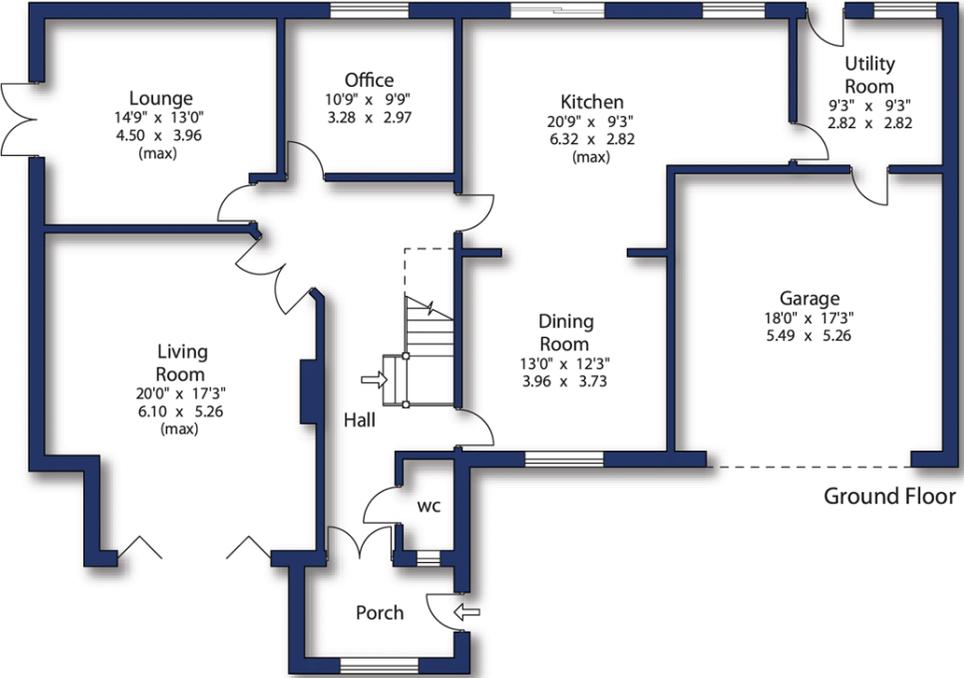








Floorplans



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Directions

From the centre of Queensbury head along West End in the direction of Halifax. Turn left on to Deanstones Lane and then right on to Long Lane. Turn right on to the private lane Jonscroft and the property is straight ahead at the end of the cul de sac.

Local Authority & Council Tax Band

- The City Of Bradford Metropolitan District Council,
- Council Tax Band G

Tenure, Services & Parking

- Freehold
- Mains electricity, water, drainage and gas are installed. Domestic heating is from a gas fired combination boiler.
- Gated driveway with garage.

Internet & Mobile Coverage

For information on Internet and Mobile coverage access the Ofcom website from this link <https://checker.ofcom.org.uk/>

Flooding

For information on flood risks please use this link [Check for flooding in England - GOV.UK](#)

Agent's Notes

If any issue such as location, communications or condition of the property are of material importance to your decision to view then please discuss these priorities with us before making arrangements to view.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	74 C	78 C
39-54	E		
21-38	F		
1-20	G		

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