



# 1 Brew House Mews, Queensbury

Bradford

£950,000

# 1 Brew House Mews

Queensbury, Bradford

LUXURY 5 BEDROOM DETACHED house in EXCLUSIVE GATED DEVELOPMENT with stunning views. HIGH-END FINISHING, underfloor heating, SIX BATHROOMS, double garage, PRIVATE DRIVWAY for 5+ cars. SPACIOUS LIVING AREAS, ATTACHED WOODLAND, landscaped grounds. A masterpiece of modern elegance.

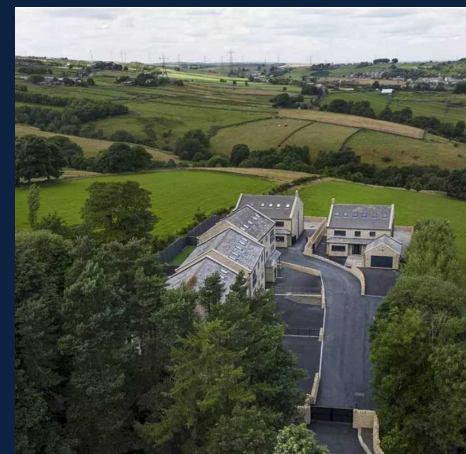
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- DETACHED HOME
- INSIDE SELECT GATED DEVELOPMENT
- STUNNING VIEWS
- FIVE BEDROOMS
- FOUR RECEPTION ROOMS
- STUNNINGLY PRESENTED
- SIX BATHROOMS & WC
- VERY HIGH QUALITY FIXTURES & FITTINGS
- DOUBLE GARAGE WITH UNDERFLOOR HEATING
- ALL BATHROOMS WITH UNDERFLOOR HEATING



### Hallway

Giving access to the cinema room, garage and the ground floor.

### Cinema Room/ Annex 22' 9" x 14' 1" (6.93m x 4.30m)

The Cinema room benefits modern decor with traditional mold paneled wall and ceiling spotlights further enhanced by gas central heating & underfloor heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment. The current Cinema room has been meticulously designed to function as a self-contained annex, offering exceptional versatility and privacy. This thoughtfully appointed space includes a spacious studio/living area, perfect for relaxing or entertaining. It also boasts a generous walk-in wardrobe, providing ample storage and adding a touch of luxury. The annex is complete with a modern ensuite shower room, ensuring convenience and comfort. This separate living area is ideal for guests, extended family, or even as a private retreat within your own home.

### Shower room

The shower room is tastefully adorned with elegant marble effect tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish pedestal hand basin, and a spacious shower cubicle with adjustable pressure Grohe thermostatically controlled shower with rain head for unwinding after a long day. Furthermore, this delightful bathroom is equipped with the convenience of gas central heating, underfloor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

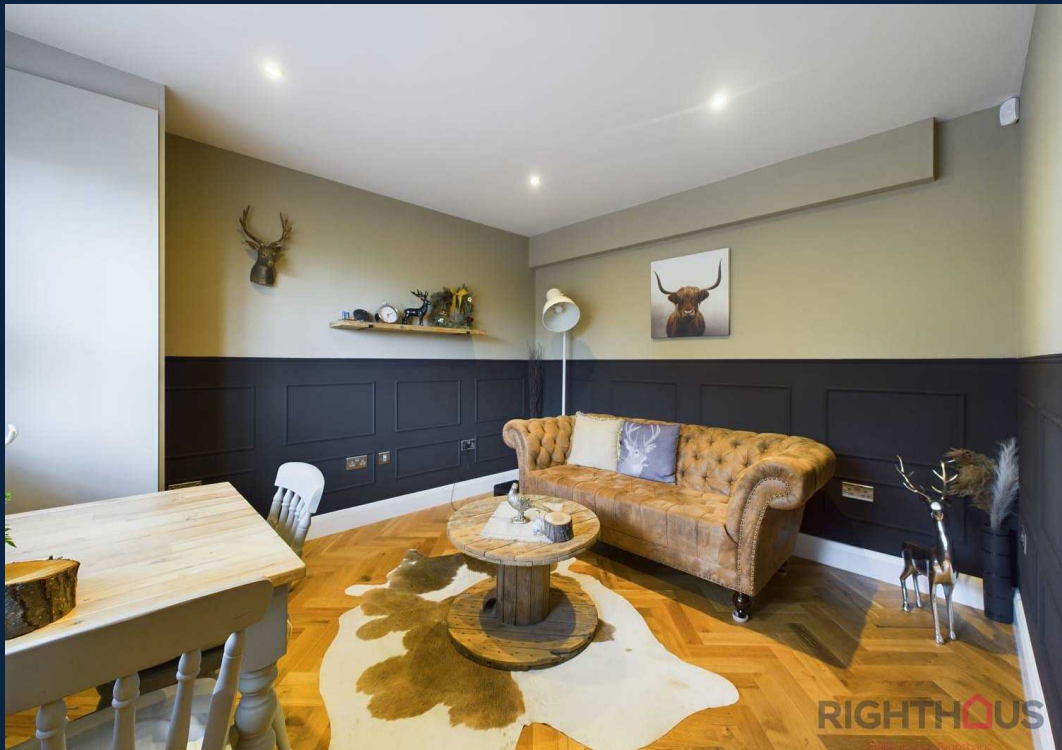
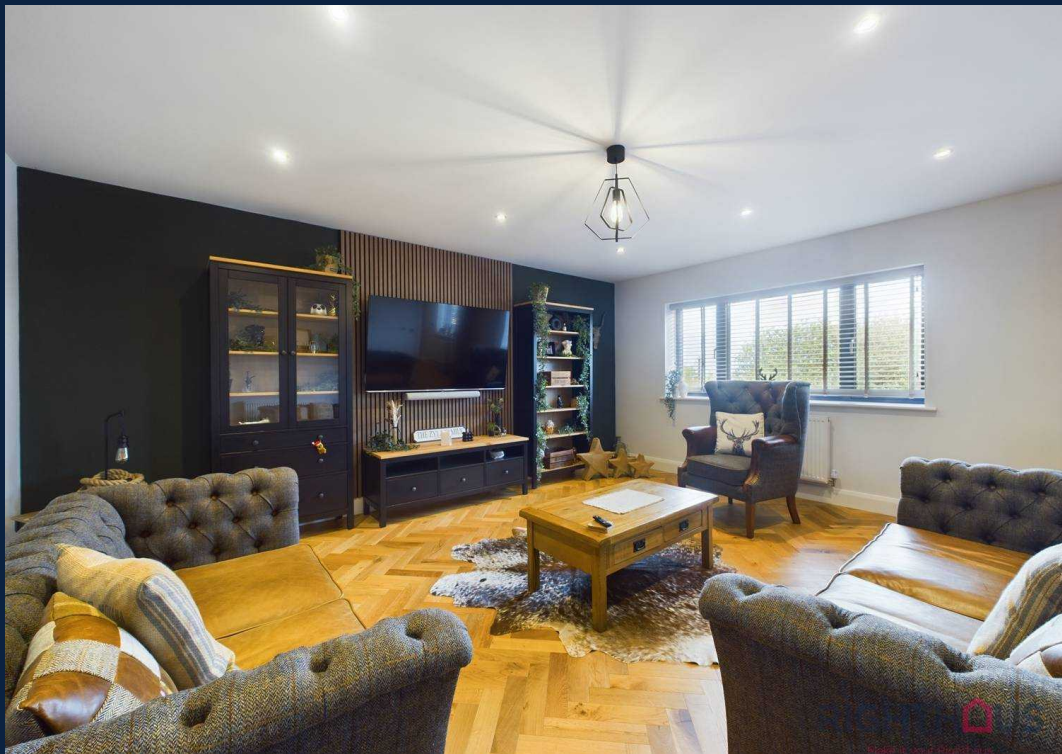
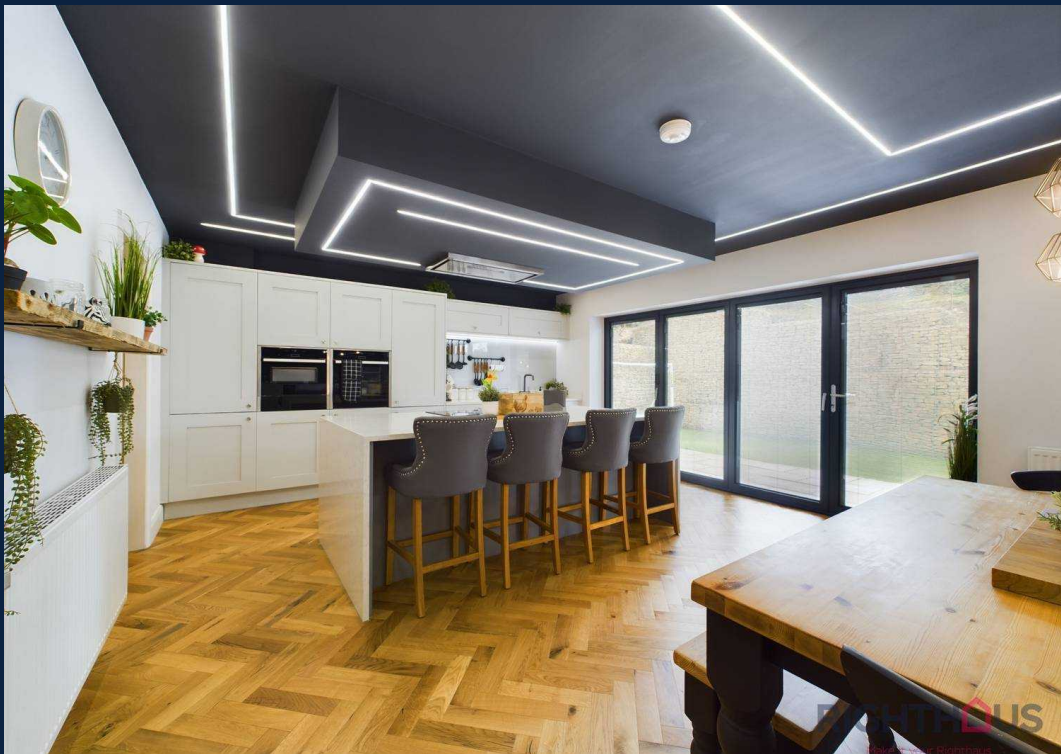
### Garage 32' 10" x 15' 3" (10.00m x 4.65m)

The garage benefits from up and over electric door, is double depth and has underfloor heating.

### Gym 18' 4" x 9' 10" (5.59m x 2.99m)

The home gym has been fitted out with the latest gym equipment and further benefits from solid wood Herringbone style flooring and under floor heating.





### Stairs and landing

The landing provides access to the kitchen, living/dining area, living room, WC, study, and the second-floor landing. The banister, adorned with a sleek black finish on the spindles and solid oak handrails, stands out as a striking feature in the heart of the home.

### Kitchen, dining/ living space 34' 6" x 14' 10" (10.51m x 4.51m)

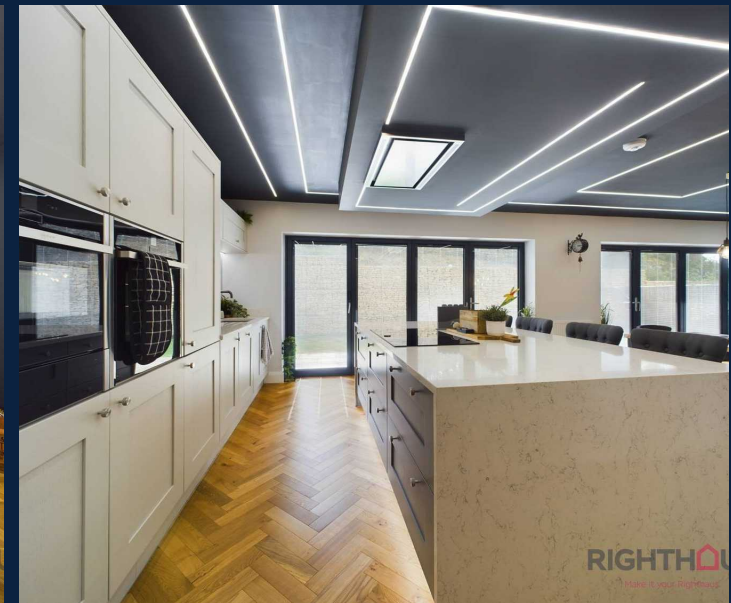
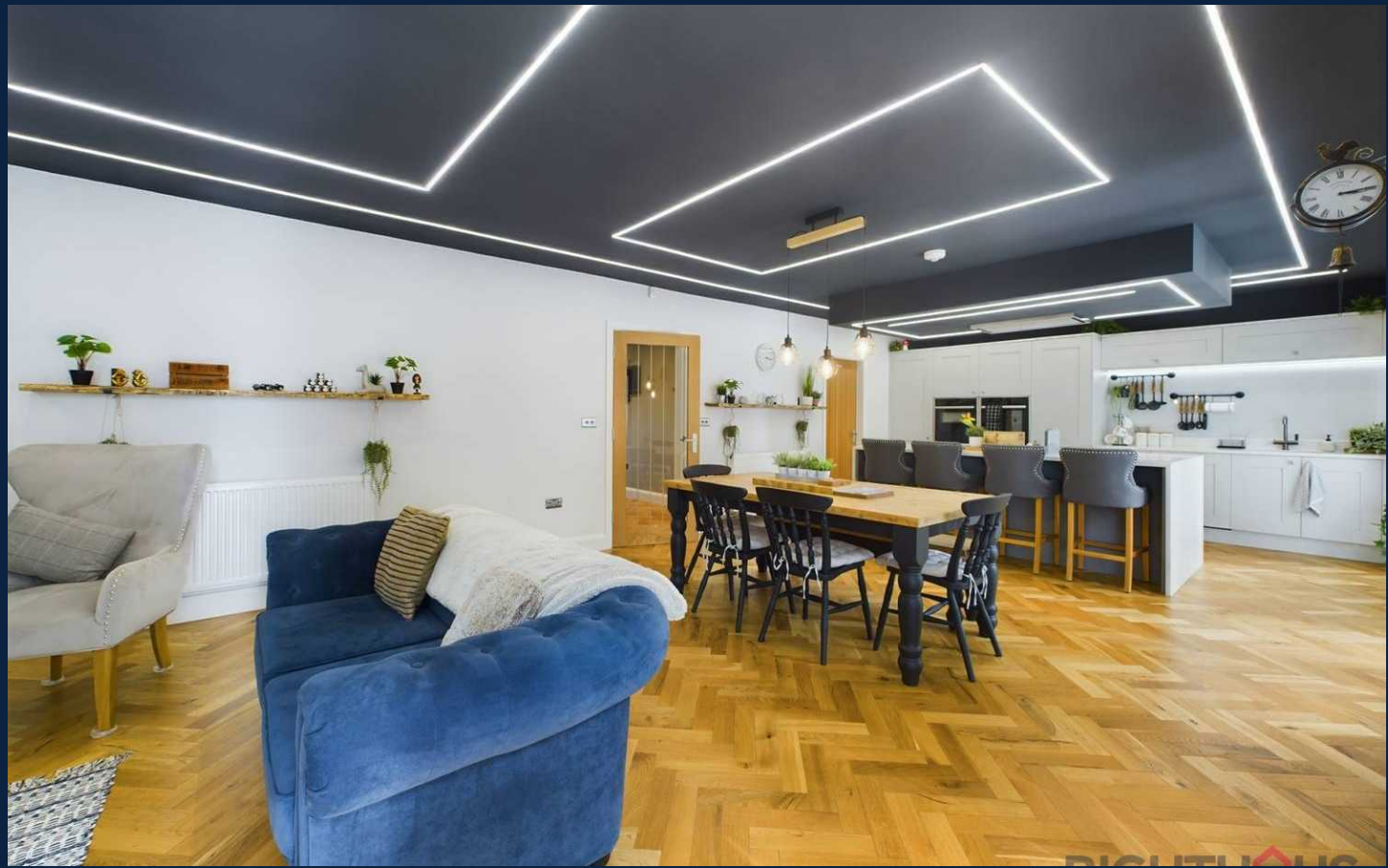
This elegant room, the heart of the home, features stunning fixtures and fittings. Its charm is enhanced by striking decor and fitted LED lighting. The ambiance is enriched by double bi-fold doors leading to the rear garden, complemented by solid wood herringbone flooring. The kitchen boasts contemporary wall and base units, ample storage, a substantial Quartz countertop, and a large island with high-quality Quartz work surfaces. It includes an undermount bowl sink with drainer grooves, an electric induction hob, two eye-level electric ovens, and integrated appliances like a refrigerator, freezer, and dishwasher. The dining and living area accommodates a three-piece suite and a sizable dining table. A contemporary feature light hangs above the dining table, while the living space has fittings for a wall-mounted TV. The fitted units harmonize with the kitchen, featuring matching Quartz countertops and an integrated wine fridge.

### Living room

The lounge boasts a breathtaking view of the adjacent valley and is equipped with gas central heating, creating a warm and inviting atmosphere during the cooler months. It features modern decor, including a fitted feature wall and paneling, high-quality Herringbone solid wood flooring, and double glazing, ensuring superb insulation and energy efficiency for a tranquil living space.

### Study 11' 6" x 10' 10" (3.51m x 3.29m)

The study benefits from modern decor with modern mold paneling and matching Herringbone solid wood flooring to the rest of the first, gas central heating, ensuring a cozy and comfortable atmosphere during colder months. The double glazing is in place, providing excellent insulation and energy efficiency for a peaceful living environment



**Wc 7' 3" x 5' 6" (2.20m x 1.68m)**

The partly tiled W.C. consists of a 2 piece suite, which includes a low level wall hung W.C. and a pedestal hand basin.

Additionally, it benefits from gas central heating, underfloor heating and double glazing.

**Stairs and landing**

The first floor landing provides access to four bedrooms and the second-floor landing. The banister, adorned with a sleek black finish on the spindles and solid oak handrails, stands out as a striking feature in the heart of the home.

**Master bedroom 13' 11" x 13' 3" (4.25m x 4.03m)**

The bedroom is elegantly decorated with modern decor, featuring a vertical panel feature wall and luxurious carpeting that enhances the room's sophistication. It also boasts an ultra-modern Juliet balcony made of grey steel and glass, which complements the French doors beautifully, and is equipped with gas central heating to ensure a warm and inviting ambiance.

**En-suite shower room 10' 6" x 5' 10" (3.20m x 1.79m)**

The shower room is tastefully adorned with floor to ceiling, elegant marble effect tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish wall mounted hand basin including modern vanity unit, and a spacious shower cubicle with adjustable pressure Grohe thermostatically controlled shower with rain head for unwinding after a long day. Furthermore, this delightful shower room is equipped with the convenience of gas central heating, underfloor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

**Bedroom 2 13' 10" x 13' 11" (4.22m x 4.25m)**

The bedroom boasts elegant modern decor and luxurious carpeting, adding to the room's sophisticated charm. It features an ultra-modern Juliet balcony constructed from grey steel and glass, which pairs perfectly with the French doors, and comes with gas central heating to maintain a warm and welcoming atmosphere.



### En-suite shower room

The shower room is tastefully adorned with floor to ceiling, elegant marble effect tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish wall mounted hand basin including modern vanity unit, and a spacious shower cubicle with adjustable pressure Grohe thermostatically controlled shower with rain head for unwinding after a long day. Furthermore, this delightful shower room is equipped with the convenience of gas central heating, underfloor heating, ensuring a cozy and warm experience and providing both insulation and tranquility.

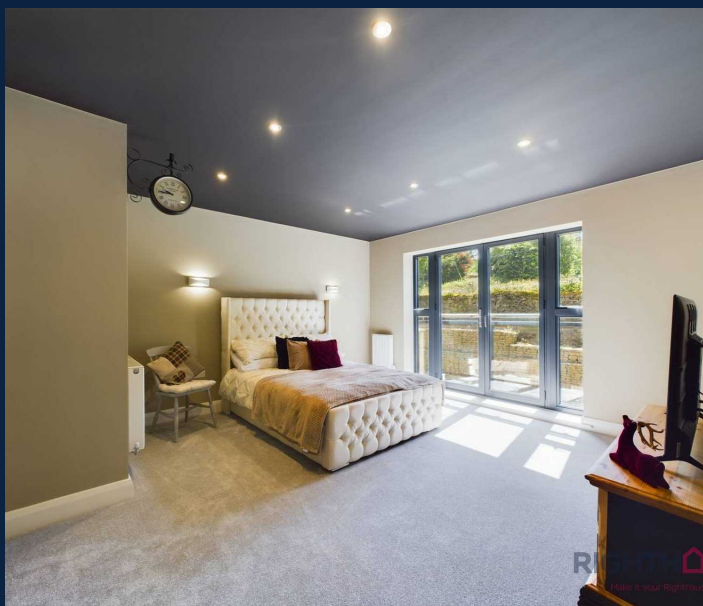
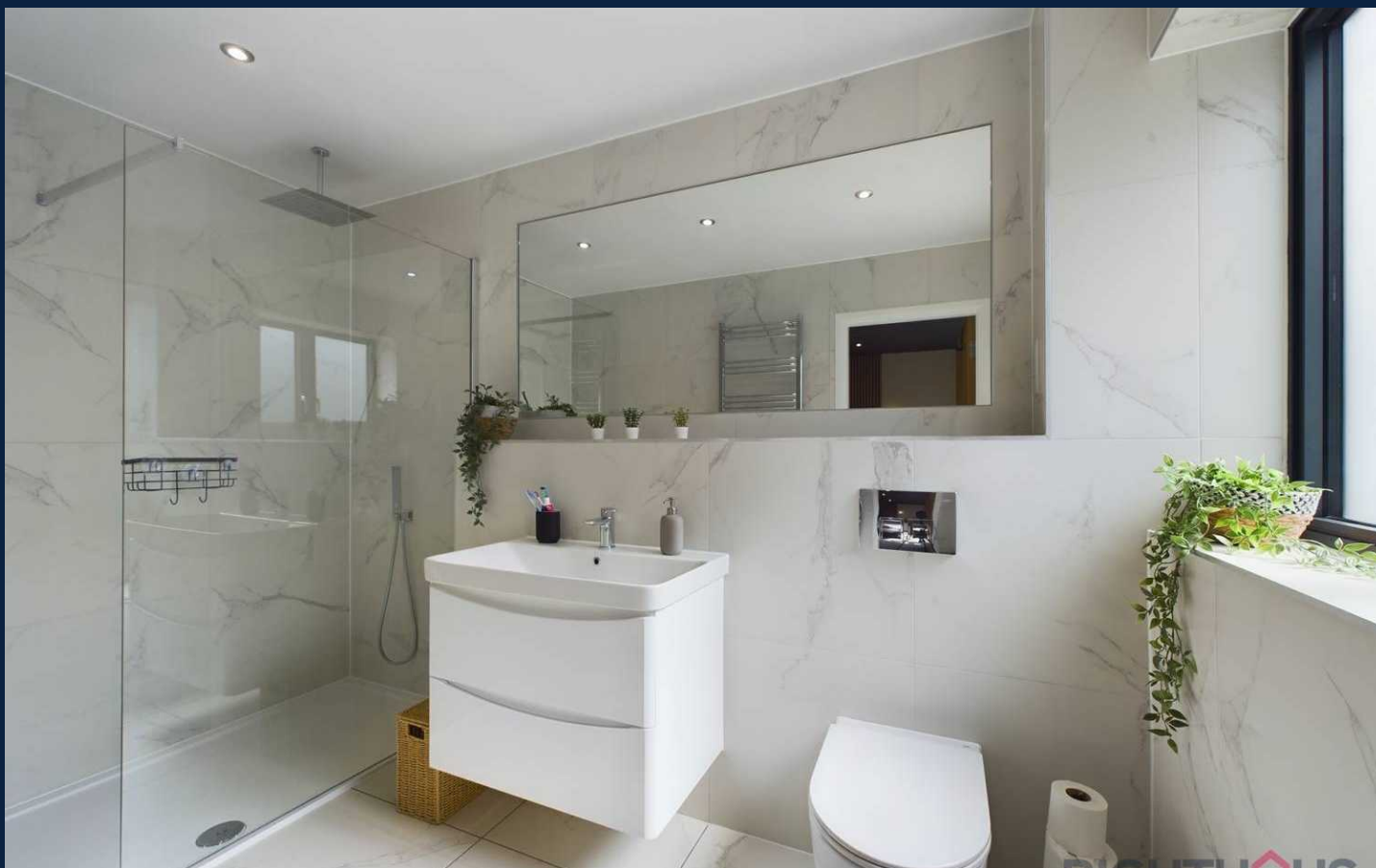
### Bedroom 3 12' 2" x 11' 4" (3.72m x 3.45m)

The bedroom boasts an elegant modern decor and plush carpeting that adds to the room's sophisticated charm. It features an ultra-modern Juliet balcony constructed from grey steel and glass, which pairs perfectly with the French doors, and comes with gas central heating to maintain a cozy and welcoming atmosphere.

### En-suite shower room

8' 9" x 6' 0" (2.66m x 1.82m)

The shower room is tastefully adorned with floor to ceiling, elegant marble effect tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish wall mounted hand basin including modern vanity unit, and a spacious shower cubicle with adjustable pressure Grohe thermostatically controlled shower with rain head for unwinding after a long day. Furthermore, this delightful shower room is equipped with the convenience of gas central heating, underfloor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.



**Bedroom 4 12' 9" x 12' 0" (3.89m x 3.66m)**

Bedroom 4 is presently serving as a wardrobe room for the current owners and features an assortment of built-in wardrobes complete with chic drawers, hanging areas, and shelves, as well as an elegant dressing table. Concealed within the room is an en-suite shower room, accessible via the wardrobe. Furthermore, it boasts the convenience of gas central heating and the additional comfort of double-glazed windows.

**En-suite shower room 8' 0" x 4' 7" (2.45m x 1.39m)**

The shower room is tastefully adorned with floor to ceiling, elegant marble effect tiles, creating a visually pleasing atmosphere. It boasts a luxurious three-piece suite, consisting of a comfortable low level W.C., a stylish wall mounted hand basin including modern vanity unit, and a spacious shower cubicle with adjustable pressure Grohe thermostatically controlled shower with rain head for unwinding after a long day. Furthermore, this delightful shower room is equipped with the convenience of gas central heating, underfloor heating, ensuring a cozy and warm experience, and the added benefit of double glazing, providing both insulation and tranquility.

**Stairs and landing**

The landing provides access to two bedrooms. The banister, adorned with a sleek black finish on the spindles and solid oak handrails, stands out as a striking feature in the heart of the home. Further benefitting from a Velux window offering and abundance of light into this area.

**Bedroom 5 18' 0" x 12' 1" (5.48m x 3.69m)**

Bedroom 5 boasts modern decor and high-quality carpeting, lending an elegant touch to the room. Furthermore, it features the added convenience of gas central heating and is illuminated by four Velux windows.

**Bedroom 6 18' 0" x 12' 2" (5.49m x 3.71m)**

Bedroom 6 features contemporary decor and premium carpeting, adding an air of elegance to the space. Additionally, it offers the comfort of gas central heating and the brightness of four Velux windows.

**DRIVEWAY**

5 Parking Spaces



**RIGHT**  
Make it yours



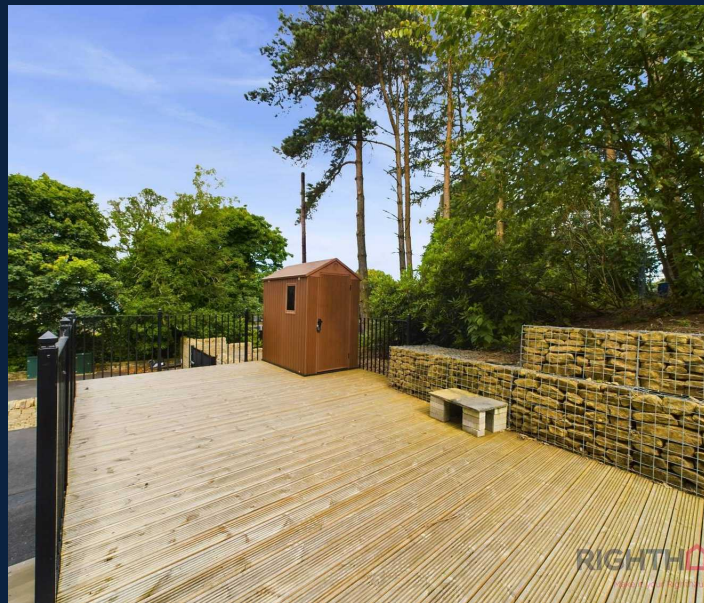
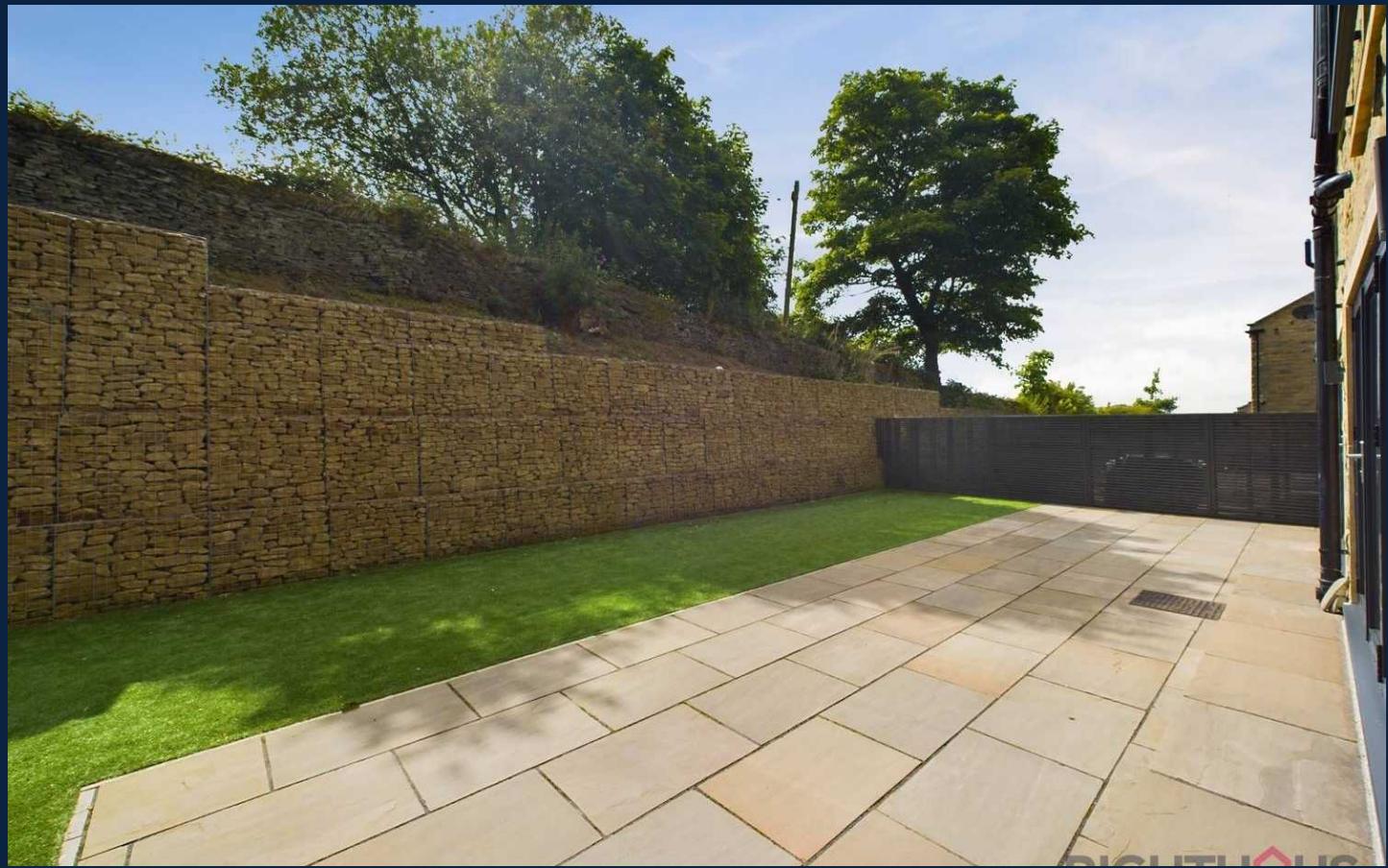
**Rear Garden** The rear garden is a beautifully presented, this south-facing oasis offers a perfect blend of style and functionality. It features a spacious stone patio, seamlessly accessed through two sets of bi-fold doors that open from the kitchen, dining, and living area, creating a harmonious indoor-outdoor flow. The garden also benefits from a large, low-maintenance artificial lawn, providing ample space for relaxation and outdoor activities.

**Garden** To the side of the property are two extraordinary features that elevate this generous home to a new level of luxury. Firstly, a raised decked patio area that offers breathtaking panoramic views of the local valley and sprawling countryside, creating a perfect setting for relaxation and alfresco dining. Secondly, and most impressively, the property includes an expansive woodland area, immersing you in the tranquility of nature right at your doorstep. These stunning additions make this home a truly unique and exceptional retreat.

**Driveway** A large, private tarmac driveway spans the front of the property, offering parking for approximately five cars. This expansive driveway perfectly complements the needs of an executive property of such stature, providing ample space and convenience.

**Secure gated** This exclusive development features secure, electric-gated access, with entry controlled solely by an electronic fob, ensuring a highly secure and private living environment. This intimate community of just five properties offers ample parking for both residents and their guests, providing convenience and peace of mind.

**Double garage** The garage is accessed via a convenient up-and-over electric door and offers double-depth space, providing ample parking for two cars. This expansive garage also features underfloor heating and provides direct access to the entrance hallway and gym.







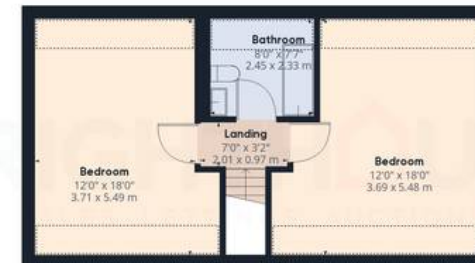
Floor 0



Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

3836.9 ft<sup>2</sup>

356.46 m<sup>2</sup>

Reduced headroom

136.81 ft<sup>2</sup>

12.71 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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