



High Dene Highgate Road, Queensbury, Bradford, BD13 2RR
Offers Over £290,000

HAMILTON BOWER are pleased to offer FOR SALE this well-presented and characterful FOUR BEDROOM COTTAGE PROPERTY with off-street parking located in Clayton Heights, Queensbury - BD13. With generously proportioned rooms throughout, a master bedroom with en-suite, high-quality finish in its entirety, and within close proximity to local schools, we expect this property to be popular with a wide range of prospective buyers. Internally comprising; entrance porch, living room, kitchen, dining room, home office, WC/cloakroom, 2 x utility rooms, large cellar, master bedroom with en-suite shower room, two further double bedrooms and a single bedroom, house bathroom and a generous loft. Externally the property has private courtyard parking, a detached single garage and adjoining workshop, and a private low-maintenance garden to the front with gated entrance. Key features of the property include - stone flagged floors, kitchen with central island and range cooker, inglenook gas fire, and conversion potential with a boarded and lined loft. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

FOR MORE INFORMATION PLEASE CONTACT HAMILTON BOWER TODAY

GROUND FLOOR

Kitchen



Spacious open-plan kitchen to the rear of the property with accompanying utility rooms, WC/cloakroom and access to the courtyard.

Offering a wide range of contemporary shaker style wall and base units with wall and plinth lighting, butcher block worktops and upstands.

The kitchen has a Yorkshire stone flagged floor, central island, LED spotlights and under-cupboard lighting.

Appliances - inset Belling range cooker, fridge, dishwasher, microwave and sink with drainer.

Dining Room



Stylish dining room leading through from the kitchen with a view to the rear and access to the spacious cellar.

With Yorkshire stone flagged flooring, inglenook fireplace and room for a family dining table.

Lounge



Well-presented lounge to the front of the property with access through from the entrance porch.

With a decorative fireplace with marble hearth and room for a large suite.

Utility Room



Utility room leading through from the kitchen with Yorkshire stone flagged flooring.

With a frosted window to the side of the property, a range of units, tiled splashbacks and space/plumbing for appliances.

Utility Store

Utility store leading off the kitchen with ample room for kitchen overflow/storage.

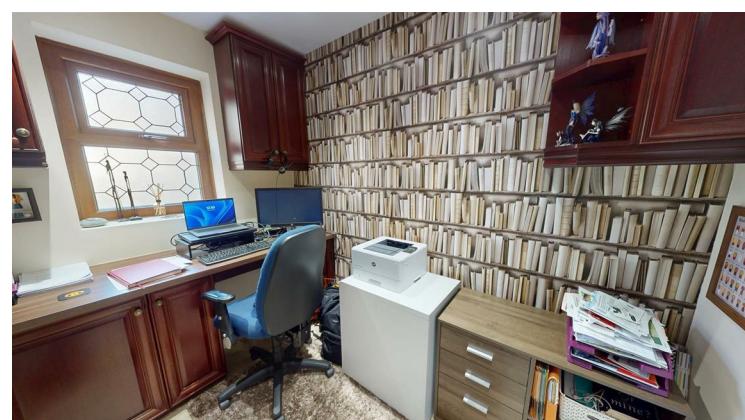
WC



Ground floor WC leading through from the utility room with frosted window to the rear.

With a matching WC & wash basin, heated towel rail, wall-tiling and flagged flooring.

Home Office



Ground floor home office - ideal for those working remotely or running a home business.

Sitting just off from the kitchen, with frosted window to the rear and ample room for office furniture.

Bedroom

Entrance Porch

Entrance porch to the front of the property with access through to the lounge and stained glass window panel.

Cellar

Spacious cellar accessible from the dining room offering a power supply, lighting and ideal storage space.

Split into two rooms with a central corridor, the larger of the two rooms houses an original stone slab table.

FIRST FLOOR

Primary Bedroom



Generous primary bedroom with a view to the front of the property and an accompanying en-suite shower room.

With bespoke fitted bedroom by Strachans, including full length wardrobes, drawers and shelving, feature fireplace and space for a king size bed with a matching bedside table.

En-Suite

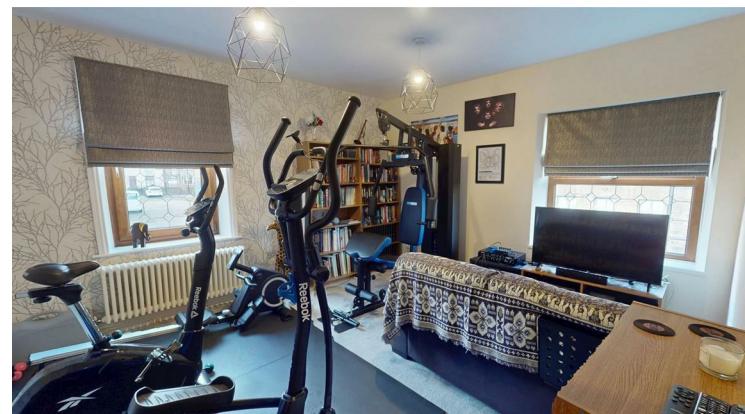


Master en-suite shower room with wall-tiling and matching three-piece suite - corner shower, wc, wash basin and heated towel rail.



Second bedroom, a further double with a view to the rear courtyard, space for a bed with side tables, wardrobes and dressing furniture.

Bedroom



Third bedroom, the final double bedroom with dual-aspect view to the rear and side of the property. Currently used as a home gym and living space, but ideal for a large double bedroom.

Bedroom



Fourth bedroom, a single bedroom with a large arched window offering a view to the rear of the property.

Bathroom



House bathroom with matching white three-piece suite and wall-tiling - bath with overhead shower, wc, wash basin and heated towel rail.

Loft

The property benefits from a generous split-loft offering two sections with velux windows and power supply - ideal storage space for this family home.

EXTERNAL



Rear



Best access to the property is from the rear, with a rear access point to the kitchen.

The private gated courtyard offers off-street parking, detached stone-built single garage and a small workshop.

The courtyard area is shared with one other property and offers a private, low-maintenance area ideal for outdoor seating.

Garage/Workshop



Front



Low-maintenance gated garden to the front of the property with space for outdoor seating and high-hedging offering good privacy,

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	