



15A West End, Queensbury, Bradford, BD13 2BD Asking Price £170,000

Offered to the market with is this recently modernised THREE BEDROOM PROPERTY with off-street parking located in Queensbury - BD13 with local amenities and schools nearby. With a new kitchen and bathroom, fresh decoration throughout, and a well-presented low-maintenance garden, we expect this property to be popular with first-time buyers seeking a home in the area.

Internally comprising: entrance porch, new open-plan dining kitchen with living area, cellar, two first floor bedrooms, new house bathroom, second floor double bedroom.

Externally the property has a low-maintenance garden to the front with new flagging and boundary fencing, an ideal space for outdoor seating. There is a large pebbled driveway offering parking for multiple cars and gated access to the garden.

The property has been improved to a high standard by the current owner, with new flooring (herringbone to ground floor), new internal doors, new contemporary kitchen & bathroom, and cosmetic changes throughout.

GROUND FLOOR

Dining Kitchen



New open-plan dining kitchen to the ground floor with entrance porch and access to the cellar. With a central breakfast bar that seats two, new herringbone flooring and doors, and a range of contemporary units with laminate worktops and upstands. Appliances - electric hob with extractor, dishwasher, tower-unit oven & grill, fridge & freezer, sink with drainer and mixer tap.

Living Area



Open-plan living room to the dining kitchen with herringbone flooring and a central multi-fuel fireplace with wood mantel. Offering ample space for a two-piece suite and alcove storage.

Entrance Porch

Entrance porch to the front of the property with composite door and space for coat/shoe storage.

FIRST FLOOR

Bedroom



Double bedroom to the first floor with a view to the side of the property. Offering ample room for a double bed with side tables, dressing furniture and wardrobes.

Bedroom



Third bedroom, a single/three-quarter room with a view to the front of the property. Offering ideal use as a child's bedroom or home office as seen.

Bathroom



New contemporary house bathroom to the first floor with frosted window. With wall and floor tiling, and a matching three-piece suite - bath with shower, wash basin with unit, WC and towel rail.

SECOND FLOOR

Bedroom



Generous double bedroom to the second floor with a view to the front. With exposed ceiling beams, new carpet, and space for a large bed with full-length wardrobes.

EXTERNAL



Garden



Recently improved garden to the front of the property with gated access and boundary fencing. Offering a low-maintenance approach and good privacy, with space for a suite, barbecue and garden store.

Driveway



Large pebbled driveway to the front of the property offering parking for multiple cars.

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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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