



2 Roundhill Place

Queensbury, Bradford, BD13 1HJ

Offers Over £260,000 Freehold





Offered to the market with the benefit of no upper chain, is this charming stone-built end terrace home located in a desirable part of Queensbury. This well-presented property offers two double bedrooms, a modern dining kitchen, useful utility room, spacious lounge featuring a log-burning stove, a four piece family bathroom, sun room leading out to attractive gardens and a gated resin driveway which leads to an integral garage. With its attractive features, stunning views and well-thought-out layout, this property is sure to impress. Don't miss the opportunity to make this delightful home your own.

Location

Roundhill Place is set off Back Lane in Queensbury, between Roundhill Close and Baldwin Lane. This is a highly convenient position for amenities on Highgate Road, and just a short distance from both Queensbury and Clayton which each enjoy an excellent range of shops, leisure facilities and schools. It is also ideally placed for those requiring access to both Halifax and Bradford, which are a short drive away.

Accommodation

A uPVC and glazed door opens to a small entrance porch which leads into the spacious dining kitchen with wood effect laminate flooring, vertical radiators, recessed spotlights to the ceiling and ample space for a dining table. The kitchen area enjoys an excellent range of base, wall and drawer units with tiled splashback and contrasting work surfaces which incorporate a four ring gas hob with extractor above, and a stainless steel sink with drainer and mixer tap over. Integrated appliances include an electric double oven, microwave, dishwasher, fridge and freezer. A door leads through to the utility room which includes a range of base units with tiled splashback and wooden work surfaces which incorporate a 1 and ½ bowl sink with drainer and mixer tap over. With plumbing for a washing machine, access to the separate WC, integral access to the garage and an external door which leads out to the rear garden.

From the dining area, steps lead to the spacious lounge which benefits from laminate wood effect flooring, a mock beam to the ceiling, and a cast-iron wood-burning stove with timber mantle and tiled hearth. Sliding patio doors allow ample natural light and lead into the sunroom, which enjoys paved flooring and overlooks, and leads out to, the rear patio. Historically, the property had a third bedroom and this could be reinstated if required by splitting off the lounge area. The original steps and doorway are still in situ behind the wall.

An inner hallway provides fitted storage cupboards and gives access to the principal bedroom and family bathroom. There is a good size double bedroom which benefits from a walk-in wardrobe space which includes a fitted wardrobe with sliding mirrored doors. The four piece bathroom is part tiled with recessed spotlights to the ceiling, heated towel rail, window and extractor fan. Featuring a white suite which provides a bath with central waterfall mixer tap and handheld shower attachment, WC, and a wash hand basin with waterfall mixer tap set to a vanity unit which provides storage and has an illuminated mirror over. There is a separate shower cubicle with rainfall showerhead, handheld attachment and sliding glass door.

From the dining kitchen, steps lead up to the second double bedroom which is positioned on the first floor and benefits from recessed spotlights to the ceiling and a window to the rear elevation. Large eaves storage areas which are insulated can be accessed at either side of the room.

Externally, at the front of the property farm-style timber gate opens to a resin driveway which provides off road parking and leads to an integral garage with up and over door and offers secure parking or additional storage. There is an attractive front lawn bordered by mature plants and shrubs. The rear provides a generous lawn with a paved patio, decked seating area and pebbled pathway which leads to a small summerhouse and useful shed. There are external water and power points, a greenhouse and boundaries are fenced with mature hedging.



Council tax band: C
EPC rating: D
Ground rent: N/A
Service charge: N/A

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