



## Valley View Ambler Thorn, Queensbury, Bradford, BD13 2DP

£315,000

- THREE BEDROOM DETACHED BUNGALOW
- FLEXIBLE LIVING ACCOMMODATION
- TWO BATHROOMS
- POPULAR RESIDENTIAL LOCATION
- SUBSTANTIAL GARDENS
- MULTIPLE RECEPTION ROOMS
- AMPLE OFF-STREET PARKING & DETACHED GARAGE
- IDEAL FOR A NUMBER OF DIFFERENT BUYERS

# Valley View Ambler Thorn, Bradford BD13 2DP

THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDENS, AMPLE OFF-STREET PARKING & DECEPTIVELY SPACIOUS ROOMS SIZES THROUGHOUT!



Council Tax Band:



## Property Description

**\*\*\*THREE BEDROOM DETACHED BUNGALOW WITH GENEROUS GARDENS\*\*\*** Situated on a SUBSTANTIAL PLOT, providing PRIVATE GARDENS & PARKING FOR MULTIPLE VEHICLES, is this THREE BEDROOM DETACHED BUNGALOW in the POPULAR RESIDENTIAL LOCATION of Ambler Thorn, Queensbury, BD13. The house offers FLEXIBLE LIVING ACCOMMODATION over two floors with MULTIPLE RECEPTION ROOMS and TWO BATHROOMS. The property is IDEALLY LOCATED with EXCELLENT TRANSPORT LINKS into both Bradford & Halifax, has an ARRAY OF LOCAL AMENITIES NEARBY, is in the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS and has a NURSERY ACROSS THE ROAD making it ideal for a number of different buyers from YOUNG PROFESSIONALS & FAMILIES to THOSE LOOKING TO DOWNSIZE. In brief, the house internally comprises an entrance hall, a kitchen, a SIZEABLE LIVING ROOM, two bedrooms and bathroom to the ground floor with an OPEN LANDING WITH MULTIPLE USES to the first floor leading to another DOUBLE BEDROOM & MODERN BATHROOM. Externally, the property is accessed via a PRIVATE DRIVEWAY and has SUBSTANTIAL & SECLUDED GARDENS TO FRONT & REAR, a DETACHED GARAGE and AMPLE OFF-STREET PARKING. Early internal inspections are heavily recommended to appreciate the space on offer both inside and out with this THREE BEDROOM DETACHED PROPERTY!

## Accommodation

### Ground Floor

#### Entrance Hall

A generous entrance hall to the front of the property with a number of built in storage cupboards and giving access to all rooms on the ground floor and stairs to the first floor.

#### Living Room

A generous, light and airy living room with dual aspect double glazed windows, gas central heating, a feature multi-fuel burning stove and space for a family dining table.

## Kitchen

Fitted with a number of wall and base units, an integral electric oven and gas hob over, space and plumbing for a washing machine, tumble dryer and fridge freezer, the kitchen has dual aspect double glazed windows, a gas central heating radiator and a composite stable style door to the rear.

### Bedroom One

Situated to the front of the ground floor is the main double bedroom with built in wardrobes, a gas central heating radiator and a double glazed window to front.

### Bedroom Two

A second double bedroom to the rear aspect of the ground floor with gas central heating and a double glazed window to rear with an outlook of the rear garden.

### Bathroom

A part tiled bathroom with a two piece bathroom suite consisting of a bath with shower over, a wash hand basin, a frosted double glazed window and gas central heating.

### W/C

A separate w/c with a frosted double glazed window to rear.

## First Floor

### Reception Room/Landing

A light and airy, sizeable landing space, naturally lit with a number of Velux windows to both front and rear ideal for a number of uses such as home office, reception/secondary living room and/or crafts room also comprising under the eaves storage, gas central heating, built in storage cupboards and access to a bedroom and bathroom.

### Bedroom Three

A third double bedroom to the first floor with ample space for wardrobes and furniture, a double glazed window to side and gas central heating radiator.

### Hallway

With built in storage cupboards into the eaves, leading to a second bathroom.

## Bathroom

A modern, part tiled bathroom with a three piece suite consisting of a bath with mixer taps, a w/c and wash hand basin, also comprising a double glazed window to side and gas central heating.

## External

The house sits on a substantial plot offering gardens to both front and rear as well as ample off-street parking and a detached garage.

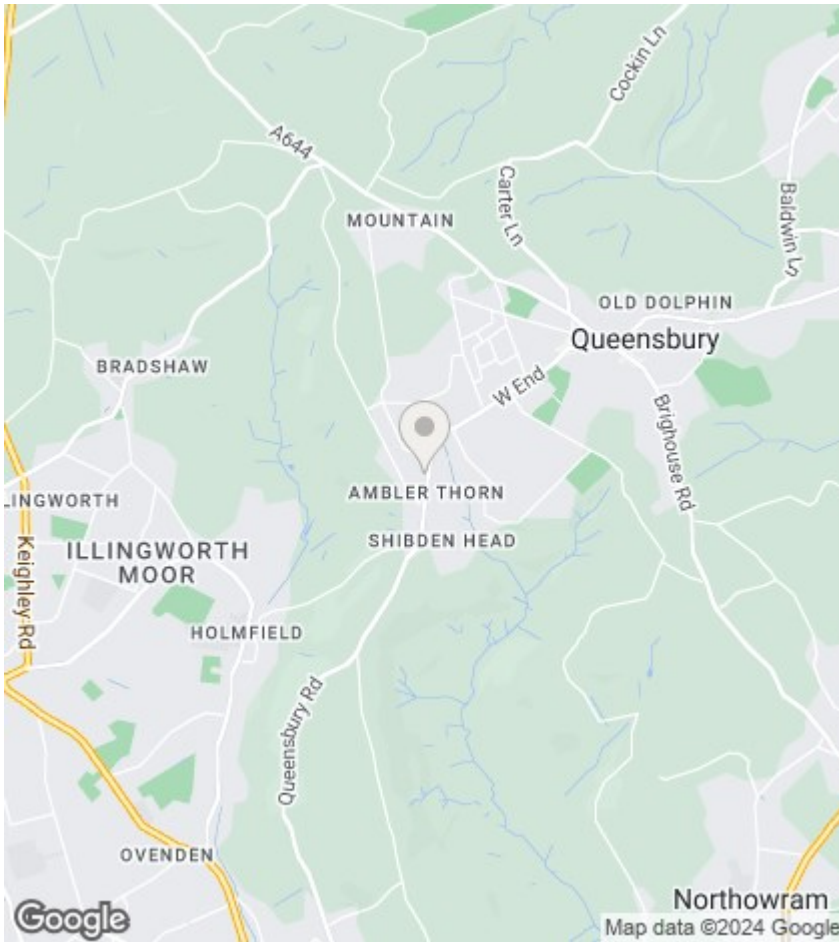
To the front is a mainly laid to lawn garden with mature garden borders. To the rear, a generous enclosed garden, mainly laid to lawn with mature gardens and a patio seating area. Alongside the property and gardens is a private driveway providing ample off-street parking for multiple cars with the addition of a detached garage with power, lighting, up and over door giving space for further storage.

## Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.







## Directions

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

