

## 31 Sharket Head Close, Queensbury, Bradford, BD13 1PD

£195,000

- THREE BEDROOM TOWN HOUSE
- TWO PARKING SPACES
- GROUND FLOOR WC
- REAR PATIO GARDEN WITH ARTIFICIAL LAWN
- GAS CENTRAL HEATING
- EXTENDED TO THE REAR GROUND FLOOR
- EN SUITE TO MASTER BEDROOM
- THREE PIECE WHITE BATHROOM SUITE
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZING

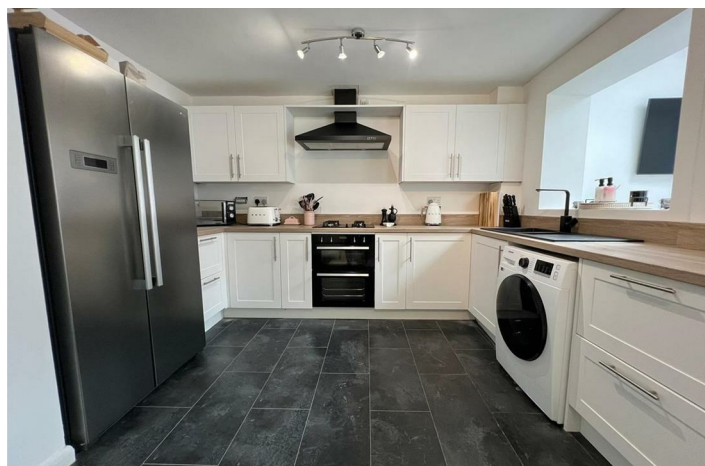


# 31 Sharket Head Close, Bradford BD13 1PD

Modern THREE BEDROOM TOWN HOUSE with newly fitted KITCHEN (within the past couple of year), ENSUITE to master bedroom, EXTENDED to the rear. The property is located in a popular residential location in Queensbury village with easy reach of all local amenities, schools and transport links to Halifax and Bradford. The property benefits from TWO PARKING SPACES and enclosed garden to the rear.



Council Tax Band: B



## DESCRIPTION

Discover this EXCEPTIONALLY WELL PRESENTED, MODERN THREE BEDROOM TOWNHOUSE townhouse located in a sought-after Queensbury cul-de-sac. Nestled in a prime spot, the property boasts STUNNING VIEWS OVER THE VALLEY and offers contemporary living with excellent local amenities, schools, and convenient transport links to Halifax and Bradford.

## KEY FEATURES

- **Newly Fitted Kitchen:** A sleek, modern kitchen installed within the past two years, featuring a wash hand basin, extractor, radiator, and UPVC double glazed window overlooking the rear garden.
- **Large Family Kitchen-Dining Room:** A generous and inviting kitchen-dining area, perfect for family meals and entertaining.
- **Spacious Interior:** A well-designed interior layout providing ample space throughout. Step inside to immediately appreciate the high-quality finishes and attention to detail in every corner.
- **Master Bedroom with Ensuite:** A stylish ensuite bathroom complements the spacious master bedroom, providing a private sanctuary.
- **Two Additional Bedrooms:** Two well-proportioned bedrooms offer versatility for family, guests, or home office use.
- **Enclosed Rear Garden:** An inviting, enclosed garden at the rear, perfect for outdoor relaxation and activities.
- **Two Parking Spaces:** Benefit from the convenience of two dedicated parking spaces directly in front of the property.

## ENTRANCE HALL

Entrance door to the front, radiator and door to the ground floor WC.

## LOUNGE

11'9" x 13'9"

UPVC double glazed window to the front, feature fireplace with electric fire, laminate flooring and radiator.

## KITCHEN DINER

15'5" x 11'5"

Fitted with a range of wall and base units,

complimentary work surfaces, tiled splash backs, inset sink and drainer, fitted electric oven, gas hob, extractor fitted above, plumbing for a washing machine, space for white goods, UPVC double glazed window to the rear, access through an open square arch to the extended second reception room at the rear.

## RECEPTION ROOM TWO

12'9" x 8'6"

Currently used as additional dining room and/or second lounge the room has two skylights to the rear, radiator and UPVC double glazed French doors that lead to the rear garden.

## GROUND FLOOR WC

Comprising of low flush WC, wash hand basin and a radiator.

## LANDING

Access to the loft and useful storage cupboard.

## MASTER BEDROOM

10'2" x 9'2"

Double bedroom with fitted wardrobes, UPVC double glazed window to the rear and a radiator.

## ENSUITE

Comprising of shower cubicle, low flush WC, wash hand basin, extractor, radiator, shaver point and UPVC double glazed window to the rear.

## BEDROOM TWO

8'2" x 10'5"

UPVC double glazed Window to the front and a radiator.

## BEDROOM THREE

6'10" x 6'10"

UPVC double glazed Window to the front and a radiator.

## BATHROOM

Three piece suite in white comprising of; panelled bath, low flush WC, wash hand basin, partly tiled walls, extractor, shaver point and a radiator.

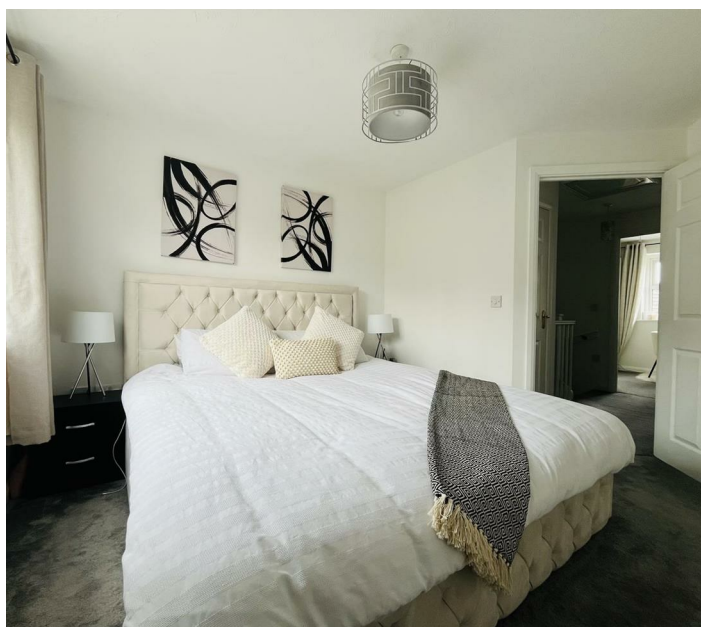
## EXTERIOR

To the front of the property is a buffer yard along with two parking spaces. The rear garden is an enclosed with flagged patio, artificial lawn & fenced boundaries

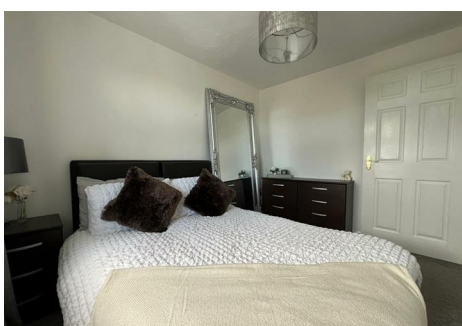
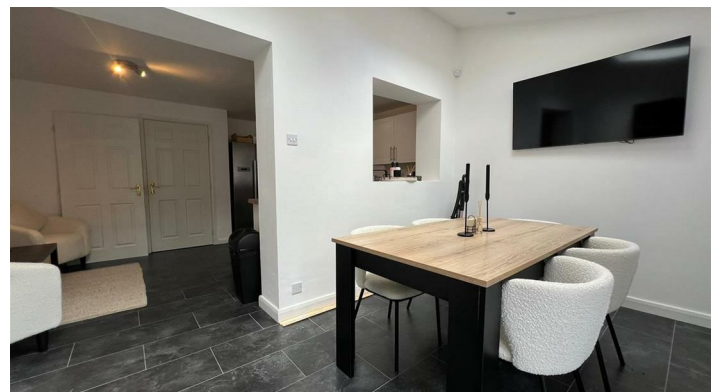


## LOCATION HIGHLIGHTS

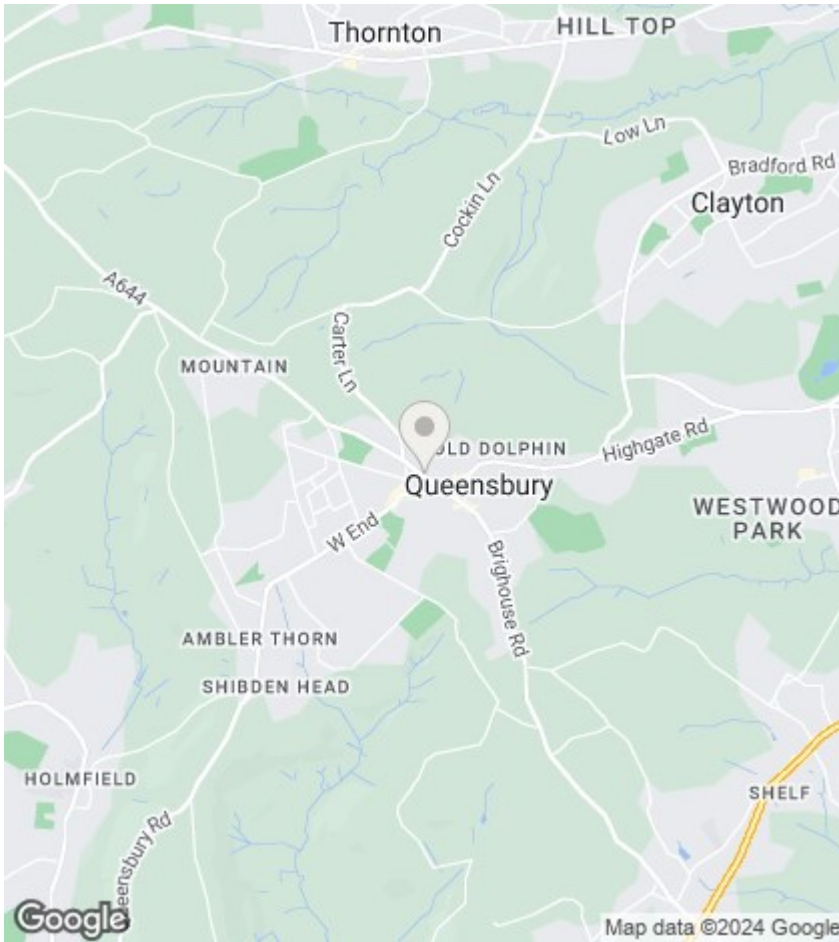
- Queensbury Village: A sought-after area known for its community spirit and easy access to a range of amenities.
- Local Amenities: Shops, restaurants, and essential services are all within easy reach.
- Schools: Close proximity to reputable schools, making it ideal for families.
- Transport Links: Excellent connections to Halifax and Bradford, providing easy commuting options.











## Directions

## Viewings

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

## EPC Rating:

C

