



## 10 Park Close, Queensbury, Bradford, BD13 2HG

Asking Price £230,000

- TWO BEDROOM SEMI DETACHED BUNGALOW
- TASTEFULLY APPOINTED
- PERIOD STYLE BATHROOM
- outhouse / WORKSHOP
- CUL-DE-SAC LOCATION
- GAS CH & UPVC DG
- MODERN FITTED KITCHEN
- LARGE LOFT SPACE
- GARAGE & OFF-ROAD PARKING
- WELL PRESENTED

# 10 Park Close, Bradford BD13 2HG

**\*\* SUPERB SEMI-DETACHED BUNGALOW \*\* TWO BEDROOMS PLUS LOFT SPACE \*\* MANY RECENT IMPROVEMENTS \*\* CUL-DE-SAC LOCATION \*\*** Bronte Estates are delighted to offer for sale this well presented bungalow in Queensbury. In recent years the property has had a new kitchen and bathroom, loft room conversion, full redecoration and flooring, and the addition of a large workshop to the rear, currently used as a home gym. There are gardens to the front and rear, off-road parking for several cars and a single garage. This well presented property is tastefully appointed and enjoys quality fixtures and fittings, plus a convenient location with village amenities just a short walk away. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, two Bedrooms, Bathroom and a Large Loft room accessed via a drop-down ladder. Early viewing is advised.



Council Tax Band: C



### **Entrance Hall**

A composite entrance door with side window leads into the hallway with doors off to the lounge, kitchen, bathroom and bedroom two. Central heating radiator.

### **Lounge**

15'7 x 10'7

Large bay window to the front elevation, tiled floor and a chimney breast with a tiled recess for an electric fire. Central heating radiator and a door to the master bedroom.

### **Kitchen - Diner**

11'5 x 9'7

Fitted with a modern range of base and wall units, laminated working surfaces incorporating a breakfast bar and complimentary splash-back wall tiling. Integrated appliances include two electric ovens, a five ring gas hob, extractor, dishwasher and a washing machine. Stainless steel sink and drainer, tiled floor, window to the side and French doors to a rear patio. Central heating radiator.

### **Bedroom One**

11'7 x 10'6

Laminate flooring, window to the rear elevation and a central heating radiator.

### **Bedroom Two**

9'4 x 8'3

Window to the front elevation and a central heating radiator. Loft hatch with drop-down ladder.

### **Bathroom**

A superb fully tiled, period style bathroom suite, comprising of a roll-top bath with ball and claw feet and telephone style taps, shower cubicle with a rainfall shower and handheld shower attachment, traditional style high level WC with pull chain and a washbasin set in a modern vanity unit with storage below. Traditional heated towel radiator, tiled floor and a window to the side elevation.

### **Loft Room**

21'5 x 12'6

A fantastic large loft space, accessed via a drop-down ladder from bedroom two.

Plaster-boarded, carpeted and decorated.

Currently used as a hobbies / movie room.

Central heating radiator and access to the eaves.

### **Workshop / Gym**

18'1 x 11'9

A detached outhouse to the rear of the property, currently used as a gym, but would work equally well for additional storage or possibly homeworking.

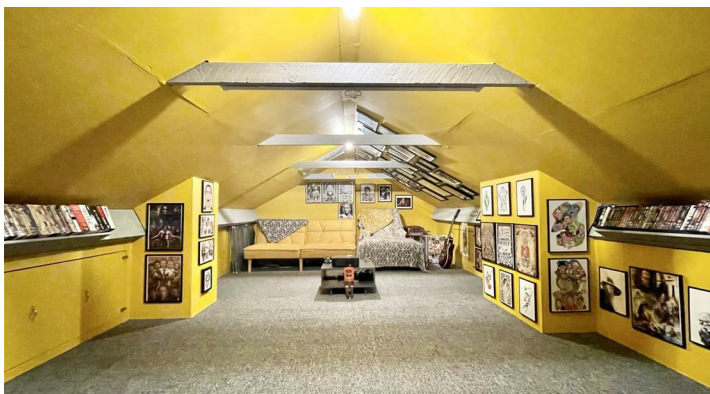
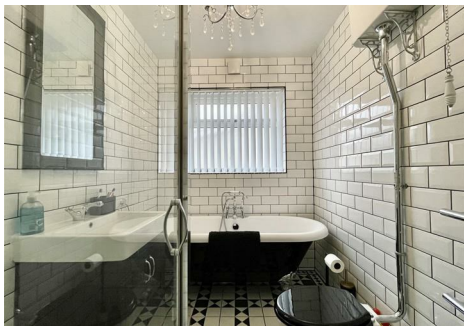
### **Garage**

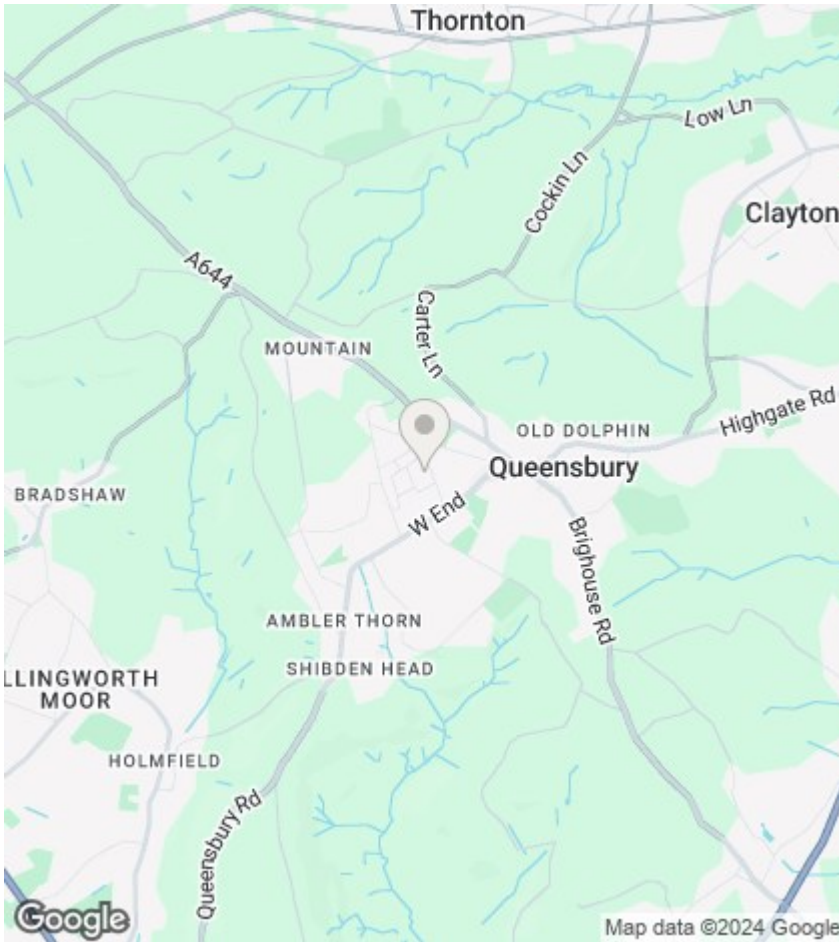
Single detached garage with 'up and over' door.

### **External**

To the front of the property is an open plan driveway and lawn with flowerbeds. The driveway runs down the side of the house to the garage. To the rear is the outhouse / workshop and a low maintenance paved patio garden.







## Directions

From our office on Queensbury High Street, head towards the Halifax direction. After passing the Co-op on your right and the church on your left, take the right hand turn on to New Park Road. Then take the second Left into Parkside Avenue and first right into Park Close. Number 10 is on your right.

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		34	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	