



## 26 West End, Queensbury, Bradford, BD13 2ER

£265,000

- CHARACTER MID-TERRACE PROPERTY
- NEW BATHROOM
- REDECORATED THROUGHOUT
- UPVC DOUBLE GLAZING
- POTENTIAL OFF-ROAD PARKING
- FOUR DOUBLE BEDROOMS
- NEW FITTED KITCHEN
- GAS CENTRAL HEATING
- VERY LARGE REAR GARDEN
- LARGE STONE-BUILT GARAGE

# 26 West End, Bradford BD13 2ER

**\*\* IMPOSING MID-TERRACE PROPERTY \*\* FOUR BEDROOMS \*\* DECEPTIVELY SPACIOUS \*\* LARGE REAR GARDEN & GARAGE \*\* NEW KITCHEN & BATHROOM \*\*** Bronte Estates are pleased to offer for sale this large characterful terraced property opposite the church in Queensbury. A unique feature of this period property is a very large rear garden offering further potential, with vehicular access from New Park Road and also a large stone-built garage accessed from Briggs Street. The property has recently undergone many recent improvements to include a brand new kitchen, a new bathroom and has been redecorated throughout. All the rooms are spacious and the property enjoys views of the church opposite, plus the large, private rear garden. To the ground floor is a Hallway, Lounge, Dining Room and a Kitchen. A basement cellar provides additional storage space. To the first floor are three double Bedrooms and a huge family Bathroom, plus a fourth Bedroom to the second floor. Gardens front & rear, potential off-road parking and a large attached Garage.



Council Tax Band: D



### **Entrance Hall**

A long entrance hall with stairs off to the first floor and being open to the dining room.

### **Lounge**

15'0 x 12'6

Bay window to the front elevation and character features such as the original cornice, ceiling rose and arched fireplace alcoves. Period style fireplace and a central heating radiator.

### **Dining Room**

16'1 x 14'5

Window to the rear elevation, open fireplace and being open to the kitchen and hallway. Door to the cellar and two central heating radiators.

### **Kitchen**

15'8 x 8'7

A recently fitted kitchen in White with a range of base and wall units with laminated working surfaces. A new gas cooker is included in the sale with extractor above. Stainless steel sink & drainer, plumbing for a washing machine and an exterior door and window to the side elevation.

### **Cellar**

A useful storage space with the original stone shelving.

### **First Floor Landing**

18'5 x 5'3

A spacious landing area with open spindle balustrade and open stairs off to the second floor.

### **Bedroom One**

14'4 x 10'4

Window to the rear elevation and a central heating radiator.

### **Bedroom Two**

12'7 x 8'7

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

12'7 x 7'3

Window to the front elevation and a central heating radiator.

### **Bathroom**

15'9 x 8'6

A sizeable family bathroom, recently refurbished and comprising of a large corner bath, WC, washbasin with storage below and a walk-in shower enclosure with aqua panelled walls and a rainfall shower. Extractor, window to the side elevation and a central heating radiator.

### **Second Floor**

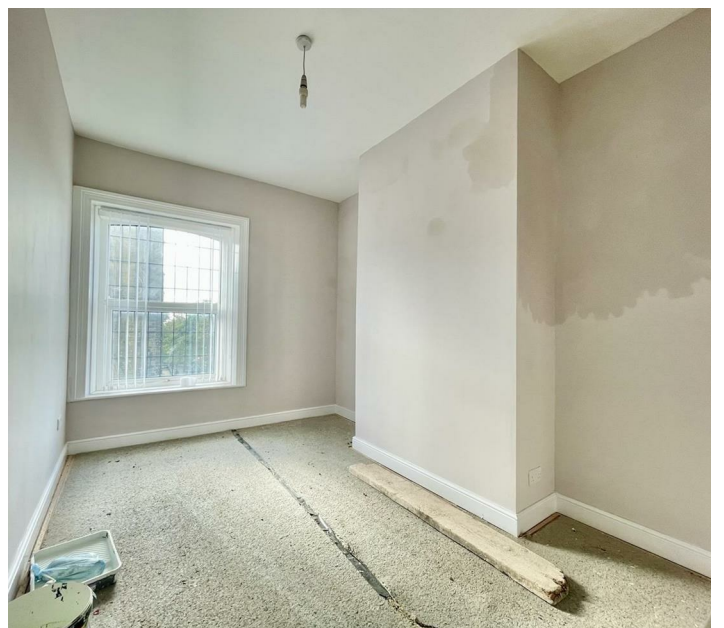
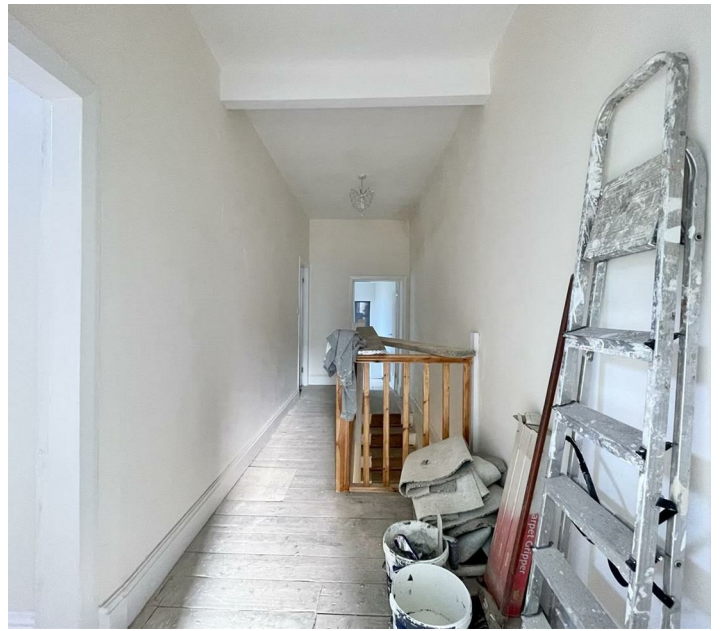
#### **Bedroom Four**

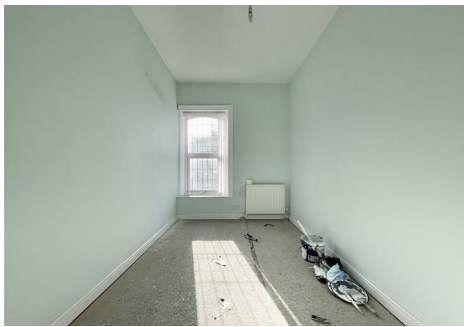
17'1 x 13'5

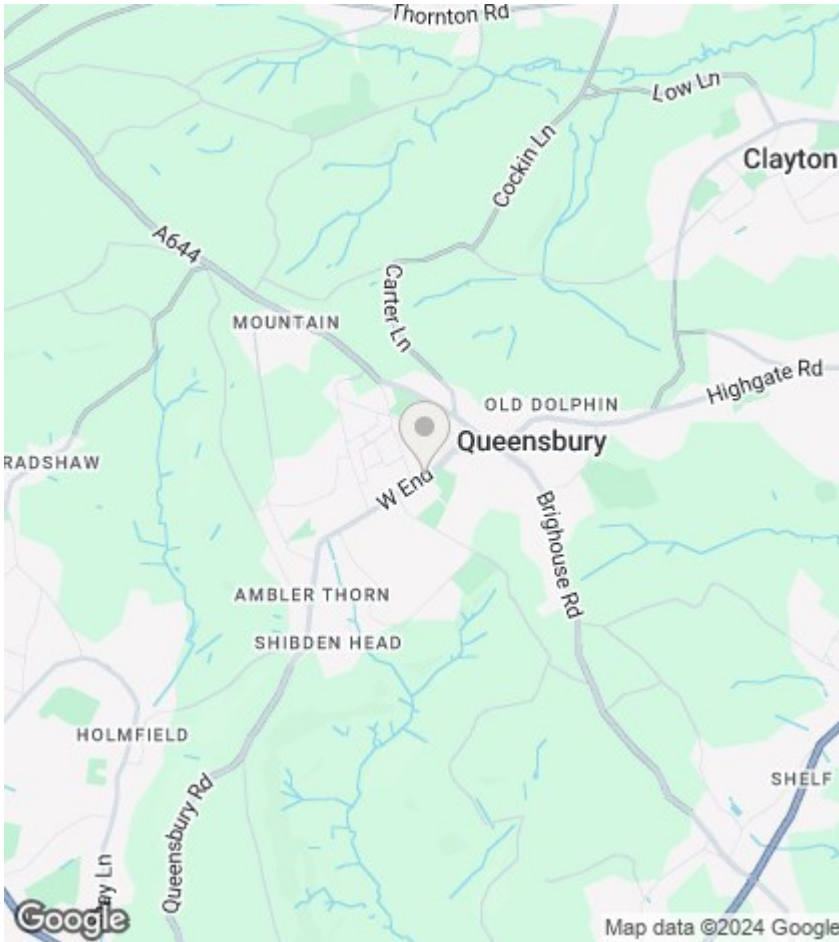
A spacious attic bedroom with exposed beams, feature stone wall and an open spindle balustrade. Velux roof window and an arched window to the side elevation.

#### **External**

To the front of the property in an enclosed garden space and to the rear is a large garden offering further potential. There is vehicular access from New Park Road and a large attached stone built garage accessed via Briggs Street. Subject to securing the required planning consents, there may be the possibility of extending the property further to the rear, or developing the land, again, subject to obtaining planning permission.







## Directions

From our office in Queensbury, follow the High Street up past the co-op. After a short distance you will see the church on your right hand side. Number 26 is opposite, identifiable by our for sale board.

## Viewings

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

## EPC Rating:

E

