



**24 Dunmore Avenue, Queensbury, Bradford, BD13 2FG**

**Asking Price £268,000**

- THREE BEDROOM DETACHED
- THREE DOUBLE BEDROOMS
- LOUNGE & OPEN PLAN DINING ROOM
- SINGLE GARAGE WITH ELECTRIC DOOR
- GARDENS FRONT & REAR
- DESIRABLE CUL-DE-SAC LOCATION
- ENSUITE TO MASTER
- MODERN NEUTRAL DECOR
- OFF-ROAD PARKING
- EARLY VIEWING ADVISED



# 24 Dunmore Avenue, Bradford BD13 2FG

**\*\* THREE BEDROOM DETACHED \*\* CUL-DE-SAC LOCATION \*\* WELL PRESENTED THROUGHOUT \*\* GARAGE, DRIVEWAY & GARDENS \*\*** This ideal family home in Queensbury is located in a sought-after position and offers 'ready to move in' accommodation, along with a modern kitchen & bathrooms, off-road parking and a single garage with potential for conversion, as neighbouring properties have done. Briefly comprising of: Entrance Hall, through Lounge-Diner, Kitchen, three double Bedrooms, Ensuite to Master and an impressive family Bathroom. Gardens front and rear. Early viewing is advised.



Council Tax Band: D



### **Entrance Hall**

The front door leads into a vestibule with a window to the side, door to the lounge and a central heating radiator.

### **Lounge-Diner**

A spacious reception room, ideal for entertaining and with plenty of space for sofa's and a dining table. Window to the front elevation, open stairs off to the first floor and sliding patio doors to the rear garden. Two central heating radiators and a door to the kitchen.

### **Kitchen**

A fitted kitchen with a range of base and wall units, laminated working surfaces and complimentary splash-back tiling. Integrated four ring gas hob, electric oven and extractor. Stainless steel sink & drainer, plumbing for a washing machine and a useful under-stairs store area. There is a window and external door to the rear elevation and a central heating radiator.

### **First Floor Landing**

Open spindle balustrade, access to the loft space and an airing cupboard.

### **Bedroom One**

Large built in corner wardrobe, window to the rear elevation, door to the ensuite and a central heating radiator.

### **Ensuite**

A modern shower room comprising of a shower cubicle with a glass door and a mains powered shower, pedestal washbasin and a WC. Central heating radiator and a window to the rear elevation.

### **Bedroom Two**

Window to the front elevation and a central heating radiator.

### **Bedroom Three**

Window to the front elevation, wall to wall fitted wardrobes and a central heating radiator.

### **Bathroom**

A fully tiled bathroom with marble style tiling and a tiled floor. Bath, washbasin and a WC, plus a chrome heated towel rail and a window to the rear elevation.

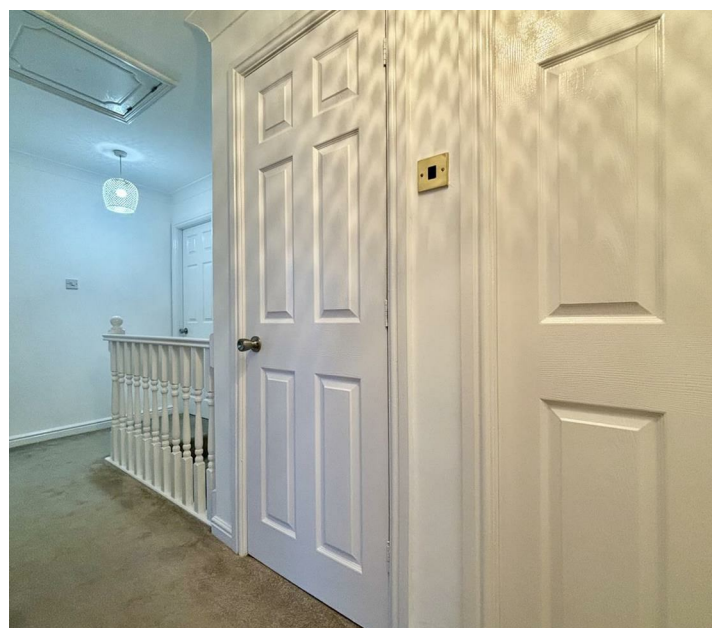
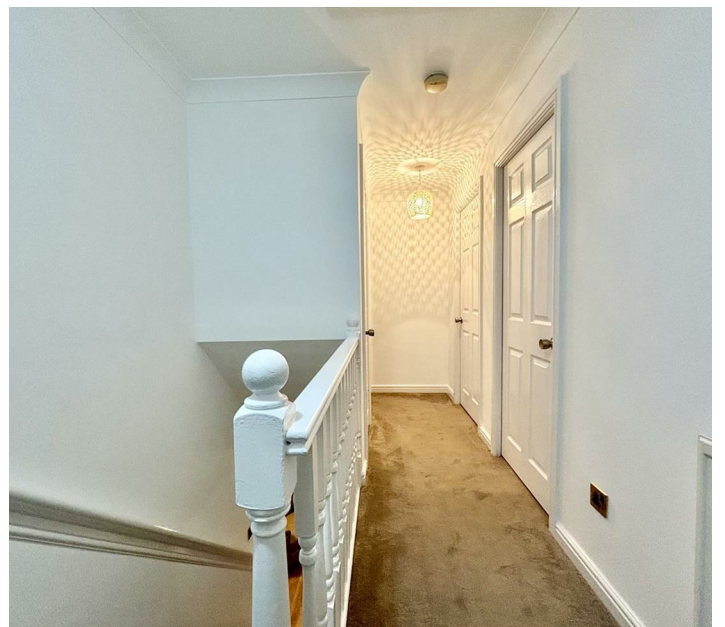
### **External**

To the front of the property is an open plan lawned garden, off-road parking and access to the garage. To the rear is an enclosed garden comprising of a paved patio seating area, raised decking, flowerbeds, gravel areas, garden shed and mature shrubs & trees.

### **Garage**

Single attached garage with a remote control electric door, power points and lighting.

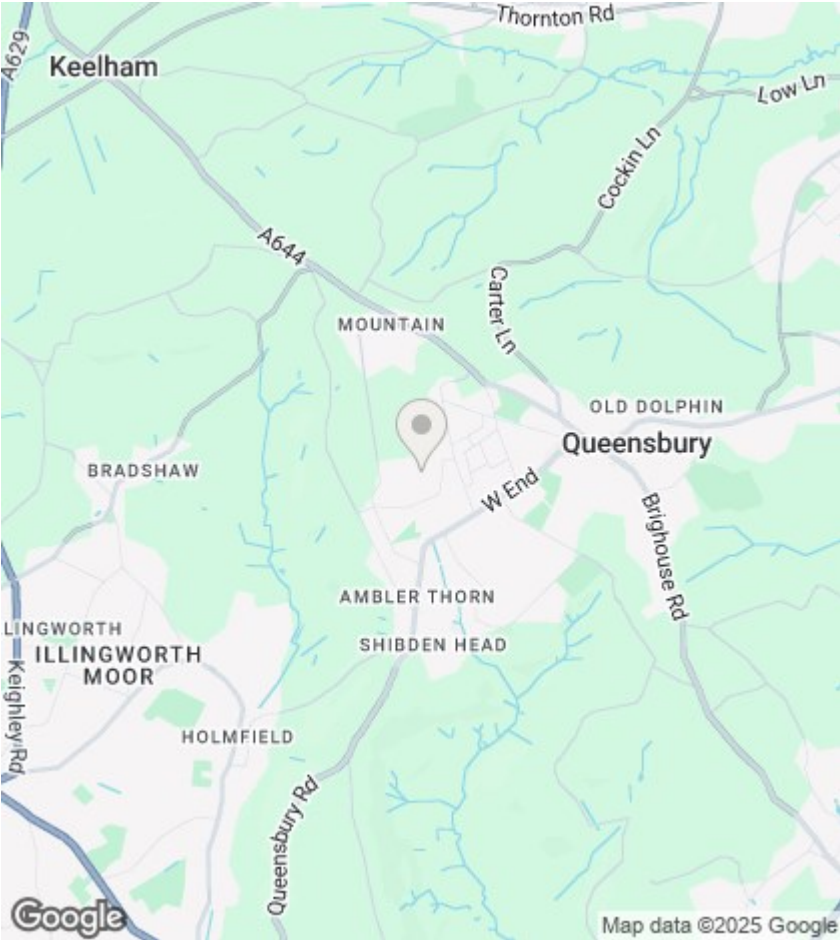












Directions

Viewings

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

EPC Rating:  
D

