



1 Old School Catherine Slack, Queensbury, Bradford, BD13 2NN

£350,000

- STUNNING CHARACTER SCHOOL CONVERSION
- GRAND ENTRANCE HALL
- GREAT ENTERTAINING SPACE
- TWO RECEPTION ROOMS
- GARDEN & PARKING
- FOUR BEDROOMS, TWO BATHROOMS
- SUPERB ARCHITECTURAL FEATURES
- SOLD FUEL STOVE
- DESIRABLE LOCATION
- AN IMPRESSIVE FAMILY HOME

1 Old School Catherine Slack, Bradford BD13 2NN

**** STUNNING VICTORIAN CHARACTER PROPERTY ** PERIOD FEATURES THROUGHOUT ** SPACIOUS ACCOMMODATION**
**** FOUR BEDROOMS, TWO RECEPTION ROOMS & TWO BATHROOMS **** Bronte Estates are delighted to offer for sale this impressive old school conversion in the desirable Ambler Thorn area of Queensbury, just a stones throw from Halifax centre. Boasting an array of architectural features including the old bell tower, superb entertaining space, ornate stone-work and a 28' hallway with a grand staircase leading to the first floor. This is a unique opportunity to own a highly desirable property, steeped in local history, that has been much loved and well maintained throughout by the current owners. Offering ample space for a growing family, plus a garden and off-road parking. Early viewing is advised. We are expecting a high demand for this lovely family home, please register your interest with us ASAP!



Council Tax Band: E



Vestibule

5'1 x 4'10

An arched wooden door leads into a vestibule with a window to the side and a further door leading into the hall.

Hallway

13'9 x 4'10

A split-level hallway leading to the main hall. Impressive hardwood polished floor, door to the lounge and an internal window. Central heating radiator.

Main Hall

18'0 x 7'2

A stunning space, with stairs leading off to a galleried landing plus an array of exposed stonework, roof trusses, beams, wall panelling and a polished wood floor. Double doors lead to the dining room, door to the kitchen and a useful under-stairs store area. Central heating radiator.

Living Room

14'6 x 13'10

An impressive reception room enjoying five windows to the front elevation, a modern solid fuel stove plus an ornate ceiling rose and plaster coving. Central heating radiator.

Dining Room

14'6 x 12'0

A great place to entertain! Large arched windows flood the room with light and there's plenty of space for a large dining table. Wooden floor, exposed stonework, boiler room and a storage cupboard. Central heating radiator.

Kitchen

11'0 x 10'3

Again featuring the delightful arched windows and exposed stone work. There is an array of fitted kitchen units, laminated working surfaces and splash-back wall tiling. Corner composite sink & drainer, plumbing for a washing machine and a Rangemaster double oven & grill is included in the sale. Extractor canopy above.

Utility / Rear Hall

10'3 x 8'5

Arched windows to the side elevation, windows

and an exterior door leading to the rear elevation. Central heating radiator.

First Floor Galleried Landing

20'11 x 9'8

A breathtaking galleried landing! Ample space for a study area / desk, large velux roof windows and exposed roof trusses and beams. Doors off to all bedrooms.

Bedroom One

12'1 x 10'11

Two large velux windows, exposed beams and a door to an en-suite bathroom. Central heating radiator.

Ensuite

8'0 x 4'9

Comprising of a panelled bath, washbasin with storage below and a low flush WC. High ceiling with exposed beams and velux window. Door to:

Dressing Room

5'3 x 4'10

Fitted dressing table with mirror and a door to:

Bell Tower

5'7 x 5'1

A magical space, fitted with a bench seat, windows to three sides and enjoying exposed stonework. A fixed step ladder from here leads up to a small mezzanine area with the original ornate windows and exposed stone.

Bedroom Two

9'6 x 9'5

Large velux windows, exposed beams and a central heating radiator.

Bedroom Three

9'5 x 9'11

Large velux windows, exposed beams and a central heating radiator.

Bedroom Four

10'1 x 7'7

Currently used as an office space and dressing room. Featuring arched windows, a round window, plus a central heating radiator.

Bathroom

9'7 x 9'8

A spacious four piece family bathroom

comprising of a panelled bath, separate shower cubicle with a rainfall shower, WC and a washbasin with mixer tap and storage below. Large velux window and exposed beams. Central heating radiator.

Cellar One

16'1 x 14'9

Accessed from an external stone staircase at the rear of the property and offering potential to create a self contained annex or further living accommodation (subject to securing any required planning permissions/approvals).

Cellar Two

16'3 x 9'10

Accessed via Cellar One.

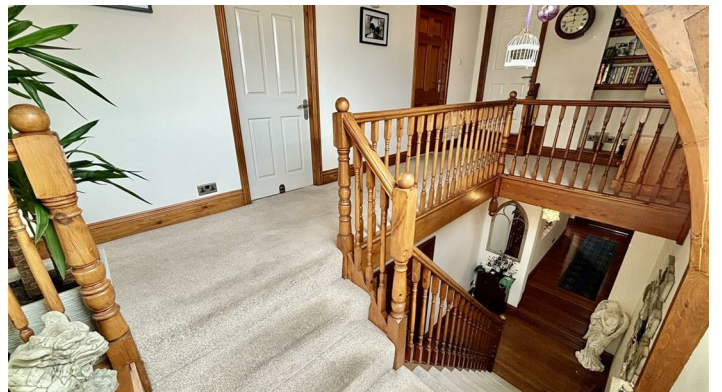
External

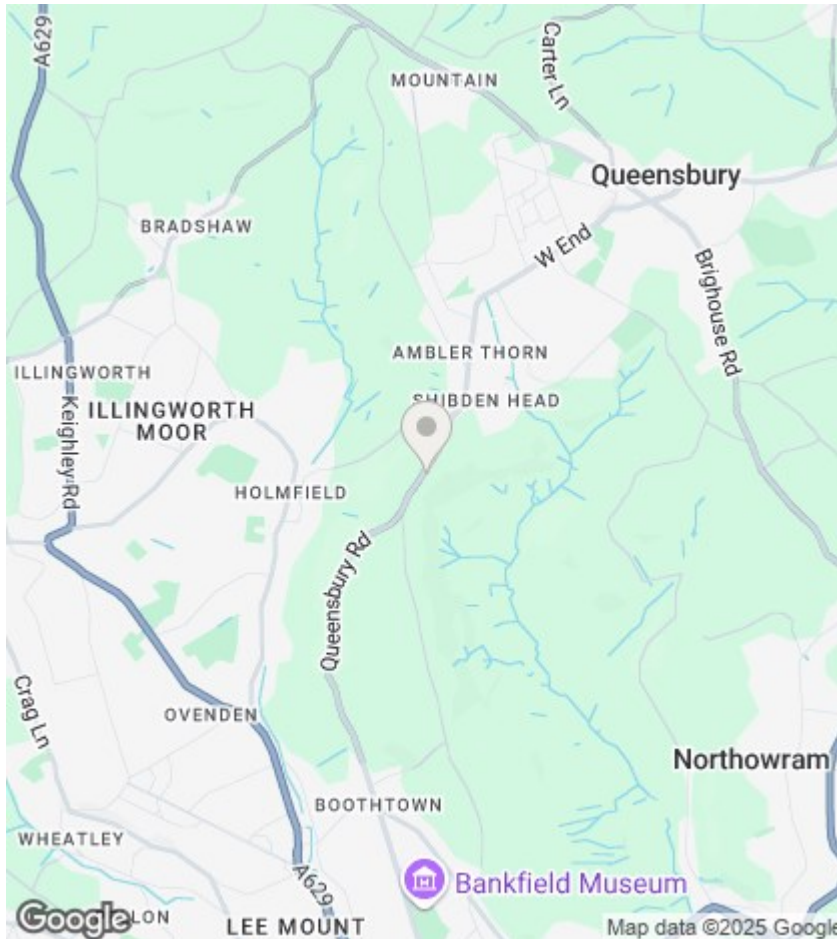
To the front and side of the property is a low maintenance garden area with the original school railings. A gate to the side leads to the rear. The rear garden has double gates and can be used for off-road parking and/or a garden space. Currently with artificial grass and is a superb space to enjoy the outdoors during the summer months. Further parking available nearby.

Further Information

The property benefits from a new Ideal Vogue Max Combi Boiler, fitted in April 2023 and has undergone annual servicing.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

