



## 4 Elliot Court, Queensbury, Bradford, BD13 2EG

£270,000

- TWO BEDROOM DETACHED BUNGALOW
- LARGE REAR AND SIDE GARDEN
- OFF-ROAD PARKING
- WELL PRESENTED THROUGHOUT
- EXCELLENT ENERGY EFFICIENCY RATING
- POTENTIAL THIRD BEDROOM/OCCASIONAL BEDROOM
- SOLAR PANELS
- CONVERTED DOUBLE GARAGE
- BATHROOM & SHOWER ROOM
- EARLY VIEWING ADVISED



## 4 Elliot Court, Bradford BD13 2EG

**\*\* SPACIOUS DETACHED BUNGALOW \*\* TWO BEDROOMS \*\* TWO BATHROOMS \*\* LARGE PLOT \*\* CONVERTED DOUBLE GARAGE \*\* VILLAGE LOCATION \*\*** Bronte Estates are pleased to offer for sale this well presented detached bungalow in a quiet cul-de-sac in the heart of Queensbury. The property benefits from a large rear garden, off-road parking and a double garage that has been converted (previously a dog grooming salon and suitable for a variety of uses). Internally the property is well presented has a large dressing room that could make a third bedroom, subject to some modifications and building regs approval. Wrap around gardens, a variety of outbuildings and a private location make this attractive bungalow, one definitely not to miss.



Council Tax Band: C



### **Porch**

A front entrance porch with UPVC door and windows leads into the hallway. Plenty of space for coats and shoes!

### **Hallway**

An 'L' shaped hall with doors off to all rooms and a central heating radiator.

### **Living Room**

16'5 x 11'1

A good sized lounge with french doors and side windows leading out to the rear garden. Modern wood burning stove set on a stone hearth and a central heating radiator.

### **Kitchen**

10'1 x 9'6

Fitted with a range of modern base and wall units, laminated working surfaces and splash-back wall tiling. There is plumbing for a washing machine and dishwasher, along with a stainless steel sink & drainer. Integrated electric oven, gas hob, extractor and a window to the front elevation.

### **Bedroom One**

14'4 x 11'1

A spacious master bedroom with a window overlooking the rear garden and a central heating radiator.

### **Bedroom Two**

11'6 x 8'10

A second double bedroom with a window to the front elevation, central heating radiator and a door leading through to a large dressing room.

### **Bathroom**

A modern, fully tiled four piece bathroom comprising of a shower cubicle with a rainfall shower, panelled bath, washbasin and WC. Window to the front elevation.

### **Dressing Room**

14'1 x 9'10 max

Fitted with clothes rails and plenty of storage space. Door off to a shower room.

### **Shower Room**

A modern fully tiled shower room comprising of a shower cubicle with glass sliding door, washbasin and WC.

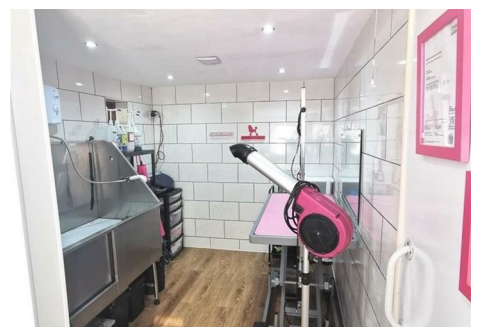
### **External**

To the front of the property is an open plan driveway with parking for two to three cars and access to the double garage. One side of the garage has double glazed windows & door and is currently used for storage. The other side also has a double glazed door and window, and has operated as a dog grooming salon in the past. There is power, lighting and a water supply already installed. This versatile space offers further potential. To the side and rear of the property is a large, enclosed garden, comprising of paved patio areas, two decked seating areas, several sheds, an aviary and a large lawned area. Secure fencing and a stone wall boundary.













## Directions

## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>92</b>
(81-91) <b>B</b>	<b>88</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

