



## 29 Bradshaw View, Queensbury, Bradford, BD13 2FF

Offers Over £330,000

A charming four-bedroom extended detached family home set on the popular residential development of Bradshaw View, Queensbury. The property offers well-proportioned living accommodation, off-road parking and a garage.

Entrance Hall  
Laminate flooring, door leading to cupboard and stairs to the first floor. A doorway leads to the living room.

Living room  
Laminate, wood effect flooring, UPVC window overlooking the front of the property. Feature fireplace with granite hearth and wooden surround. Folding doors leading to the kitchen dining room.

Dining room  
Open-plan space that leads into the kitchen/Dining area. The dining room has space for a large family dining table and chairs and sliding UPVC doors to the extension and family room.

Kitchen  
Fully fitted kitchen with a range of floor and wall-mounted shaker-style units. Work surfaces and one-a-half bowl sink with stainless steel mixer tap. UPVC window with views of the side of the property. Integrated dishwasher and four-ring electric hob with oven underneath and extractor fan. Space for an American-style fridge freezer.

Utility room  
Space for washing machine and dryer. Sink with stainless steel mixer tap and a window with views into the family room. Door leading into downstairs WC.

WC  
Low-level flush WC and a pedestal wash basin. Frosted glass UPVC window with views to the side of the property.

Family room  
A delightful space with a vaulted ceiling and wood-effect laminate flooring. TwoUPVC windows with views to both the side and rear of the property. UPVC door leading out to the terrace and garden. This room has underfloor heating.

First floor landing  
Doors leading to the bedroom and bathroom. Airing cupboard.

Bedroom  
Double-size room with laminate flooring and the door leading to a wardrobe. UPVC window with views to the front of the property. A door leads to the ensuite shower room.

En-suite shower room  
Shower cubicle with thermostatically controlled mixer shower. Pedestal wash basin and low-level flush WC, frosted glass window to side.

Bedroom  
Double room with laminate flooring and space for wardrobes. UPVC windows overlooking the rear of the property.

Bedroom  
Double room with laminate flooring and UPVC window with views to the front of the property.

Bedroom  
A single room with laminate flooring and a UPVC window with views to the rear of the property. This room is currently being used as an office.

## Directions

## Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

## Council Tax Band

B

EPC Rating:

D

