



## 3 Russell Hall Lane, Queensbury, Bradford, BD13 2AJ

Offers Over £260,000

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This spacious two-bedroom semi-detached property dating back to the 1800's, offers character, space, ample parking, well-maintained front and rear gardens, and a versatile layout. With its convenient features and prime location, it provides an excellent opportunity for comfortable family living.



Council Tax Band: D



**Entrance:** Step through a private entrance into a spacious and inviting foyer, offering plenty of room for coats, shoes, and additional storage. A dedicated storage room adds to the practicality, while the space easily accommodates further storage solutions to suit your needs.

**Lounge:** The carpeted lounge exudes warmth and charm, featuring an elegant electric fireplace and exposed wooden beams that add character throughout. With ample space for multiple sofa configurations, a coffee table, and a media unit, this cozy yet spacious room enjoys lovely views of the front garden through large windows.

**Kitchen/Dining Room:** This impressive L-shaped family kitchen offers an abundance of storage with both wall-mounted and under-counter units. Expansive countertops provide plenty of space for all your culinary needs. The kitchen comes fully equipped with integrated appliances, including a fridge, oven, dishwasher, washing machine, electric hob, and overhead extractor fan. A window overlooks the peaceful rear garden, while the adjoining dining area offers space for a family table and chairs. A door conveniently leads to both the conservatory and cellar.

**First Floor Landing:** A bright and airy landing leads to two spacious double bedrooms, a W/C, and the house bathroom.

**W/C:** A sleek, low-level toilet with flush, complemented by a sink and wash basin, offers practicality and convenience.

**Bedroom One:** A cozy, carpeted double bedroom with built-in storage, creating a clean, minimalist aesthetic. The large window overlooks the serene rear garden, and there is additional space for freestanding furniture if desired. Natural beams running through the ceiling add a touch of charm.

**Bedroom Two - Master Bedroom:** This generous master bedroom is carpeted for comfort and features integrated storage for a clutter-free, minimalist look. A large window offers lovely views of the front garden, while the room provides ample space for additional freestanding furniture. A private door connects to the house bathroom, and stairs lead to the versatile occasional room.

**House Bathroom:** This stylish bathroom includes a separate shower cubicle, a bath, and a low-level sink with a wash hand basin, offering a perfect blend of functionality and comfort.

**Occasional Room:** A bright, spacious room illuminated by a Velux window, perfect for use as a guest room, home office, or creative space. The exposed wooden beams add warmth and character, while additional storage is thoughtfully integrated.

**Conservatory:** A light-filled conservatory offering flexibility for an extra seating area or dining space, with ample room for sofa arrangements or an additional table and chairs.

**Garden:** The property is framed by a beautifully landscaped front lawn, adorned with mature shrubs and foliage, adding curb appeal. The expansive rear garden, enclosed by tall hedges, provides privacy and security, making it an ideal space for outdoor relaxation or family activities.

**Parking:** The large driveway offers ample parking for multiple cars, while the tandem garage provides space for one vehicle. Currently utilized as a workshop and entertainment room, the garage offers versatility to suit your lifestyle.

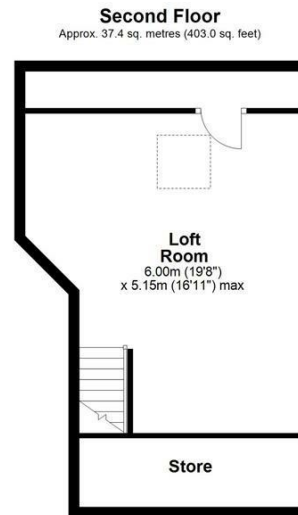
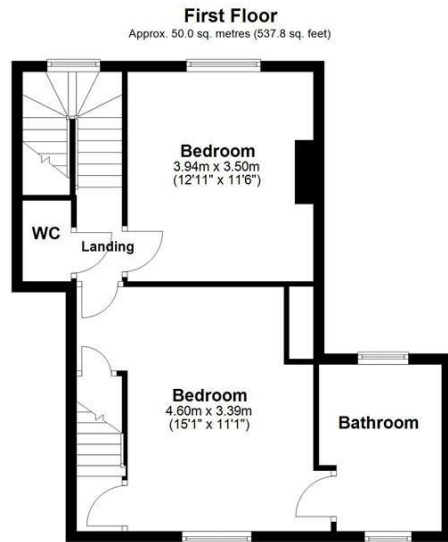
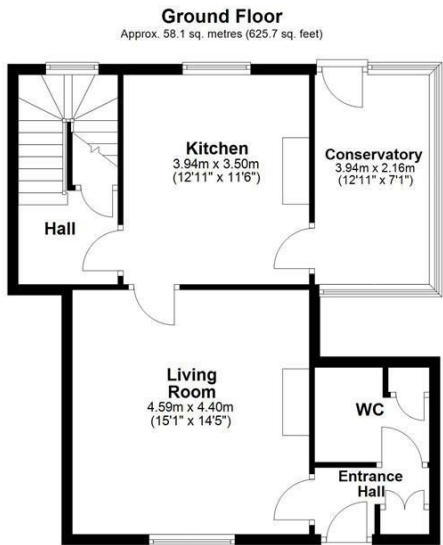
This home combines character, space, and modern conveniences, offering a blend of comfort and charm in a desirable setting.

**Agent Notes.**

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 145.5 sq. metres (1566.5 sq. feet)

