



## 6 Dunnock Avenue, Bradford, BD6 3XH

£320,000

- Three Double Bedrooms
- Fully Roofed Conservatory
- Utility Room & Downstairs WC
- Driveway for 4 Vehicles
- Boarded Loft with Velux Windows
- Ensuite to Master Bedroom
- Detached Single Garage
- Dining Kitchen with Breakfast Bar
- Alarm System Installed



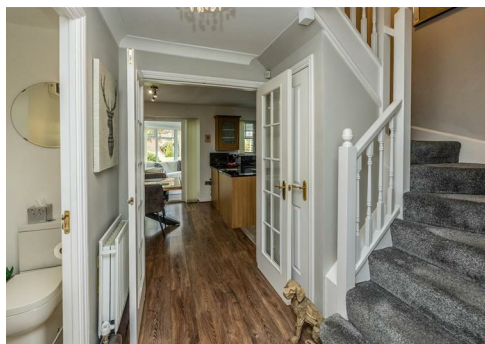
# 6 Dunnock Avenue, Bradford BD6 3XH

Beautifully Presented 3-Bed Detached Home with Conservatory, Loft Space & Garage in a Quiet Neighbourhood

Tucked away behind an offset front entrance offering additional privacy, this beautifully maintained 3-bedroom detached property is ideal for families or professionals seeking space, convenience, and potential to grow. Located in a quiet, smart residential area close to excellent transport links and countryside walks, this home blends practicality with comfort and charm.



Council Tax Band: D



Beautifully maintained with neutral contemporary decor throughout, every space inside and out is immaculate. This property is ready to move into and enjoy.

GROUND FLOOR

**Entrance & Hallway**  
Offset entrance enhances privacy and leads into a welcoming hallway with access to all principal ground floor rooms and stairs to the first floor.

**Lounge**  
Bright and neutrally decorated with a bay window to the front and a feature electric fire—ideal for cosy evenings in.

**Dining Kitchen**  
A spacious and modern kitchen diner with a gas hob, electric oven, extractor fan, under-counter dishwasher, and free -standing fridge freezer. A breakfast bar provides informal dining, while there’s space for a full dining table adjacent to French doors which open to the conservatory for easy indoor-outdoor living.

**Conservatory**  
With a full roof being added within the last 2 years, this large conservatory features a practical laminate flooring and would be perfect as a second sitting room, playroom or home office. A great overflow space from the kitchen diner when entertaining.

**Utility Room**  
With side door access, laundry area and further storage.

**Downstairs WC**  
Handy cloakroom with toilet and washbasin.

**Storage**  
Under-stairs cupboard provides excellent space for coats, shoes, or cleaning supplies.

FIRST FLOOR

**Bedroom 1 (Master)**  
Spacious double room with fitted wardrobes and a window to the front. Benefits from a private ensuite shower room.

**Bedroom 2**  
Double room overlooking the rear garden; comfortably fits double bed and storage furniture.

**Bedroom 3**  
Also a double to the rear, ideal for guests, office or children’s room and again comfortably fits double bed and storage furniture.

**Bathroom**  
Family bathroom with full-sized bath and thermostatic shower over, washbasin and WC.

**Cupboard**  
Previously housed the water tank; now a warm cupboard with radiator—great for linen storage an drying off clothing.

**Loft Room**  
Accessed via pull-down ladder, fully carpeted with two Velux windows, shelving, and eaves storage. Currently used for storage or hobby space, with potential for a further conversion.

EXTERIOR

**Front Garden & Driveway**  
Neat garden bordered by a charming stone wall, plus off-road parking for up to 4 cars leading to the detached single garage

**Rear Garden**  
Beautifully maintained with a paved patio area and lawn with mature, blossoming trees lining the borders. A lovely private spot to relax or entertain. Side gate access to drive and garage.

**LOCATION**  
Situated in a peaceful neighbourhood, with easy access to the M62 and both Bradford and Halifax, this home is well-placed for both commuting and countryside escapes. Close to Little Moor Park, scenic rural walks, and reservoir trails, as well as the nearby amenities, supermarkets, and local schools of Queensbury.

**Agent Notes & Disclaimer.**  
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. 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.











