



17 Old Mill Dam Lane, Queensbury, Bradford, BD13 2FP

£310,000

- Four Bedrooms
- South Facing Garden
- Loft
- Cinema Room
- Spacious Rooms
- Double Driveway
- Modern Kitchen Diner
- Ideal Location
- Flexible Living Space

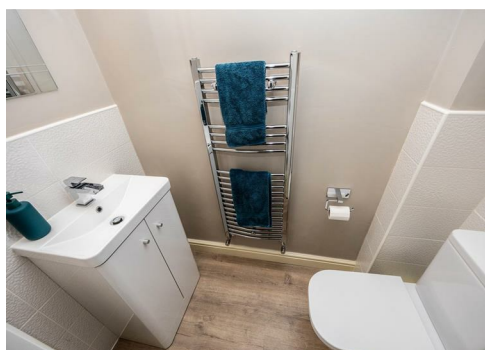
17 Old Mill Dam Lane, Bradford BD13 2FP

Immaculate four-bedroom semi-detached home with cinema room & south-facing garden

Set over three floors, featuring a modern kitchen diner, south-facing garden, and double driveway. Highlights include a converted cinema room with bar, cosy lounge with log burner and Juliet balcony, and flexible bedroom spaces ideal for home working or family life. Located on a quiet street in Queensbury with excellent access to local amenities, schools, and transport links.



Council Tax Band: D



Well-Presented Four-Bedroom Semi-Detached Home with Double Driveway, South-Facing Garden & Versatile Living Space

This spacious and thoughtfully updated four-bedroom semi-detached property offers flexible living across three floors, ideal for families or those needing extra space for working from home. With a double driveway and additional visitor parking, it's a practical home in a desirable residential setting.

Ground Floor

The property opens into a bright entrance hallway, leading directly through to a modern kitchen diner. The kitchen is well-appointed with integrated appliances including a fridge-freezer, microwave, oven, and electric hob. French doors provide access to the south-facing rear garden, allowing plenty of natural light .

To the left of the hallway is a standout feature—a converted garage now used as a cinema room, complete with a fitted bar area with marble worktop. A cupboard discreetly houses the boiler and washing machine, keeping the space functional as well as stylish.

A downstairs W/C is neatly positioned under the stairs for convenience.

First Floor

The first floor includes a cosy lounge with a log burner and Juliet balcony overlooking the garden. Also on this level is a spacious bedroom with a walk-through dressing room leading into a modern en-suite bathroom.

Second Floor

The top floor offers three further bedrooms. One is currently set up as a walk-in wardrobe but could easily be used as a bedroom, office or playroom. Another bedroom is used as a home office/gaming room, providing excellent flexibility for different needs. The third bedroom provides optimal living space and room for wardrobe units. Next to this is the modern house bathroom with a bath, shower,

basin and toilet.

There is also access to the loft, and a Velux window on this floor enhances natural light throughout.

Outdoor Space

The South facing garden is private and well-sized, perfect for outdoor dining or relaxing. It currently accommodates a large outdoor table and chairs, ideal for summer use.

Location

Located on a quiet residential lane in Queensbury, this home is just a short walk from local shops, schools, and amenities. The area offers excellent transport links to Bradford, Halifax, and Leeds, with easy access to the M62 for commuters. Scenic countryside and green spaces are also close by, ideal for outdoor activities.

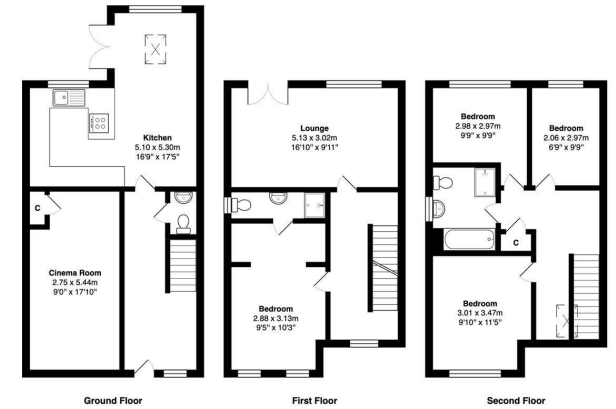
Agency Notes & Disclaimer

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.







Total Area: 132.8 m² ... 1430 ft²
 All measurements are approximate and for display purposes only

