



36 Coniston Avenue, Queensbury, Bradford, BD13 2JD

Offers In The Region Of £425,000

- Fully renovated & extended detached bungalow
- Contemporary bathrooms plus separate WC
- 3-4 double bedrooms & 2 reception rooms
- New driveway parking for several cars
- Modern kitchen with integrated appliances
- Landscaped wrap-around south-east facing garden

36 Coniston Avenue, Bradford BD13 2JD

Fantastic Extended Three Bedroom Detached Bungalow

Tucked away in a quiet cul-de-sac in Queensbury, this beautifully renovated and extended detached bungalow offers spacious single-level living, a generous plot, and superb modern finishes. Originally a two-bedroom home, it has undergone a full wrap-around extension and renovation programme within the last five years, including new windows, roof, central heating system, boiler, full re-wire, flooring, driveway, and landscaped gardens. Currently used as 3 bedrooms and 2 reception rooms but could easily be converted to a 4 bedroom property.



Council Tax Band: D



ACCOMMODATION

The property is set out over one floor and briefly comprises:

Entrance Hall – A welcoming hallway with wood flooring leading to all main rooms.

Lounge – A generously sized reception room with a bay window overlooking the front garden, cosy feel, and electric fire.

Kitchen & Dining Room – Modern kitchen with quartz worktops, integrated appliances (fridge freezer, dishwasher, oven, and electric hob) opening into a spacious dining/living area with new flooring and bi-folding doors leading directly into the garden.

Second Lounge/Family Room – Forming part of the extension, this additional living space creates a bright, open-plan feel, ideal for entertaining or family life.

Utility & WC – Handy utility with fitted units, providing plenty of storage, washer, dryer, and a separate WC.

Bedrooms – Three double bedrooms, all generously proportioned:

Bedroom one with fitted wardrobes and outlook over the front garden.

Bedroom two with fitted wardrobes, overlooking the rear garden.

Bedroom three, part of the extension, also benefits from fitted wardrobes and generous sized modern ensuite.

Bathroom – A generous, modern family bathroom with bath, walk-in shower, toilet, and wash basin.

Boiler – Located in a storage cupboard off the hallway, approximately 5 years old.

EXTERNALLY

To the front, the property benefits from a brand new, wide driveway providing off-street parking for several vehicles. The rear and side of the property feature a recently landscaped wrap-around south-east facing garden with zoned areas such as lawn, beautiful porcelain patio, a large resin patio and new composite decking, offering plenty of outdoor space for relaxing or entertaining. Two outbuildings adjoin the garage, Large shed, providing useful additional storage. At the top of the garden there is an area measuring 35sqm of undeveloped land. Perfect for a summer house/garden office.

SUMMARY

This is a rare opportunity to purchase a fully modernised and extended three-bedroom detached bungalow in a highly regarded location. With its generous living space, excellent plot, and stylish landscaped gardens, it is perfectly suited to families or down-sizers looking for a ready-to-move-into home with long-term flexibility. Early viewing is highly recommended.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.





