



Offers In The Region Of £245,000

3 Bedroom Semi-Detached House for sale  
136 Highgate Road, Queensbury, Bradford



**EweMove**  
SALES AND LETTINGS



## Overview

Welcome to this stunning 3-bedroom stone-built semi-detached family home. With well-proportioned rooms throughout, this property offers comfortable living spaces for the entire family, and also has the potential to be extended with planning permission already approved.

## Key Features

- Large 3 Bedroom Semi-Detached Family Home
- Well Presented Throughout
- Spacious through Living Room to the Dining Room
- Downstairs cloakroom & Large Office/Playroom space
- Good Sized Rear Garden
- Generous Driveway With Parking For Up To 3 Cars
- Walking Distance to Well Regarded Primary School
- Popular Area amongst families
- Great Transport Links to Bradford and Halifax
- Call NOW 24/7 or book instantly online to View









The modern kitchen is a highlight, boasting shaker style wall and base units, and featuring integral appliances including a tall fridge freezer, electric oven, 4-ring gas hob, and extractor hood. There is even space for a dishwasher, making meal preparation and clean-up a breeze.

One of the unique features of this property is the additional room, which can serve as an office, playroom for the children, or even a great entertaining space. The options are endless.

Convenience is key with this home's fantastic location. Situated in Queensbury Village, you'll have easy access to all the amenities the village has to offer. Public transport links are within walking distance, making commuting a breeze. Additionally, there is a well-regarded local primary school nearby, perfect for families with young children.

You'll also love the close proximity to the beautiful countryside, offering the opportunity for leisurely walks and a breath of fresh air.



The property boasts a spacious driveway with enough room for 2 or 3 vehicles. As you enter, you'll be greeted by a large wooden external leading to a spacious hallway. The open plan lounge is bright and airy, featuring a bay window at the front. It seamlessly flows into the dining room, where patio doors open onto the enclosed rear garden.

Heading upstairs, the contemporary decor continues. The master bedroom overlooks the front aspect and features a large bay window, mirroring the lounge. Fitted robes run along an entire wall, providing ample storage space. Bedroom 2 is another generous double room with fitted robes, overlooking the rear garden. Bedroom 3, located at the front, is perfect for a single bed and offers a fitted cupboard.

The fully tiled bathroom is stylish and modern, featuring a corner shower, double-ended bath, and washbasin. There is also ample space to add an additional W.C. A separate cloakroom includes a low-level W.C. and hand basin.

Finally, a good-sized fully enclosed rear garden completes the package, providing a private outdoor space for relaxation and entertainment.

Overall, this property offers a beautiful family home with spacious rooms, a modern kitchen, and the added benefit of an additional room for versatile use. With its prime location, proximity to amenities, excellent transport links, and access to a well-regarded local primary school, this property truly has it all. Don't miss the opportunity to make this your dream home.

This property also has permitted development and planning permission (see 23/02418/HOU) approved for construction of a single storey rear extension, together with hip-to-gable roof alteration with front and rear dormer. Anybody, with one eye on the future, this approved planning is peace of mind and showcases the potential of this property to be added to suit the needs of your growing family.

Front dormer only alteration requiring planning permission, all other changes are within permitted development.

Have a look at the 2d and 3d colour floor plans and browse the photographs. If you think that this home could be for you, then call or go online to book a viewing and we can show you around at your convenience.

### **Entrance Hall**

14' 9" x 6' 6" (4.50m x 2.00m)

Heavy wooden door into spacious Hallway with open plan staircase. Modern muted colours and decor wall. Oak flooring.

### **Living Room**

15' 1" x 12' 5" (4.60m x 3.80m)

Large bay window, overlooks front garden. Feature gas effect log burner sits in chimney breast. Oak mantle. Modern colours with white coving. Open plan doorway to Dining Room. Carpets.

### **Dining Room**

15' 1" x 13' 1" (4.60m x 4.00m)

Spacious room with coal effect gas fire inset into cast iron back, with hearth and oak effect surround. Double french doors into the garden. Feature decor wall. Modern colours with white coving. Carpets.

### **Kitchen**

9' 10" x 6' 10" (3.00m x 2.10m)

Recently installed shaker style Kitchen wall and base units, with coordinating oak effect worktops and brick effect tiling. Electric oven, gas hob with extractor hood above. Integrated tall fridge freezer and dishwasher. Oak flooring.

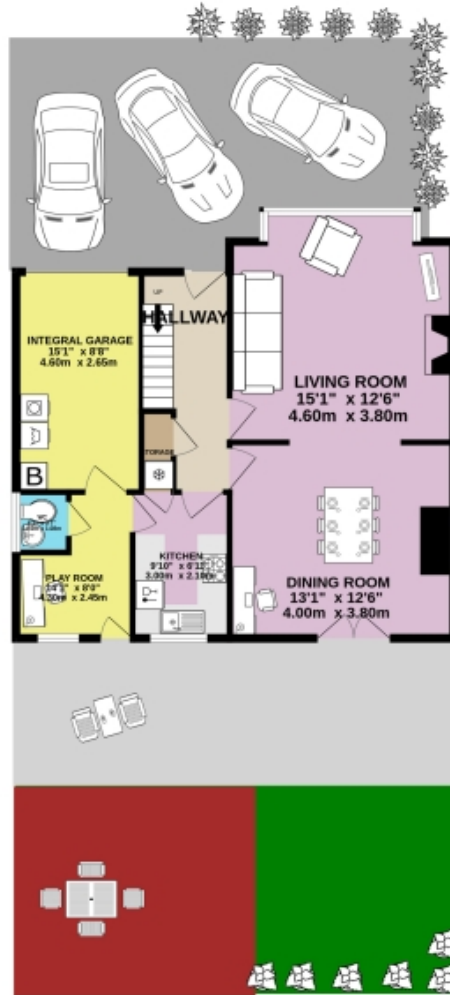
### **Office**

9' 10" x 7' 10" (3.00m x 2.40m)

Large room with double uPVC window and external door to the rear garden. Feature wall. Carpets.

# Floorplans

GROUND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



1ST FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



TOTAL FLOOR AREA: 1343 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

Made with Metropix © 2023

# Floorplans

The image displays a set of architectural drawings for a proposed house, including elevations and floor plans.

**Elevations:**

- Proposed Front Elevation:** Shows the front facade with a central entrance, a large window, and a chimney on the left.
- Proposed Rear Elevation:** Shows the rear facade with a double door, a window, and a chimney on the right.
- Proposed Side Elevation:** Shows the side profile of the house with a gabled roof and a chimney.
- Proposed Side Elevation (1:100):** A smaller version of the side elevation.

**Floor Plans:**

- Proposed Ground Floor Plan:** Shows the layout of the ground floor, including a Lounge, Living area, Kitchen, Dining, Study, and Garage.
- Proposed First Floor Plan:** Shows the layout of the first floor, including Bedroom 1, Bedroom 2, a Bathroom, and a Landing.
- Proposed Second Floor Plan:** Shows the layout of the second floor, including Bedroom 3, Bedroom 4 / Study, and a Bathroom.

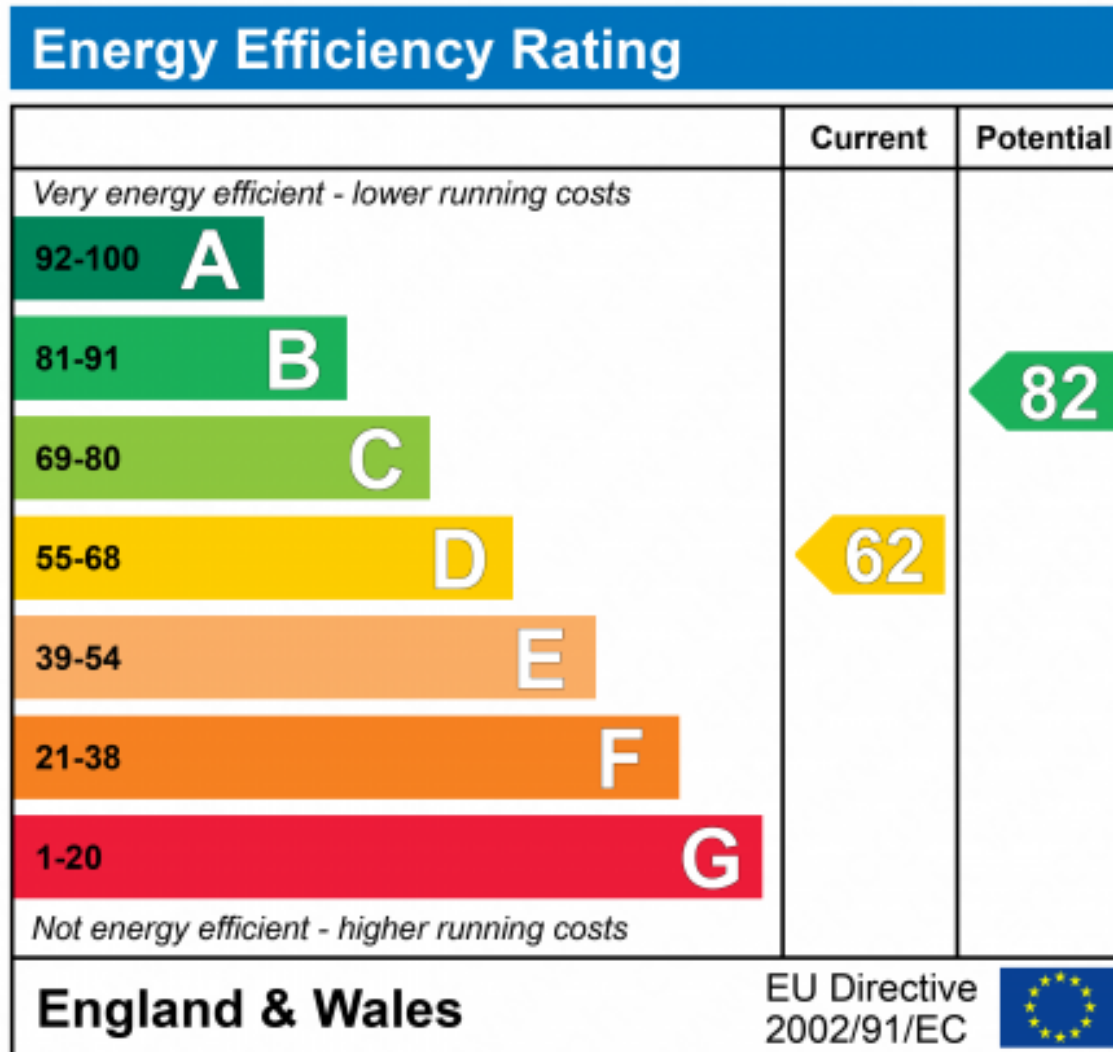
**General Notes:**

To not scale from the drawings. If in doubt ask. All dimensions are in millimeters and drawings should not be scaled without the consent of the architect. Design will be based on the construction of the building. All dimensions are in millimeters and drawings should not be scaled without the consent of the architect. Design will be based on the construction of the building. All dimensions are in millimeters and drawings should not be scaled without the consent of the architect. Design will be based on the construction of the building.

Rev	Description	Date	Scale
1	As noted	06/23	1:100

By Lawrence Barrett  
 Proposed Floor Plan & Elevations  
 100% Construction of single storey extension to be  
 to gate corner 03/ construction at  
 128 Highgate Road, Quenby, 01110

03/03/2023 1:50 06/23





Marketed by EweMove Halifax

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