



**51 Ashlar Grove, Queensbury, Bradford, West Yorkshire, BD13 2SP**  
**Offers Over £275,000**

HAMILTON BOWER are pleased to offer FOR SALE this well-presented EXTENDED FOUR BEDROOM SEMI-DETACHED PROPERTY located on a quiet cul-de-sac in Queensbury - BD13. With off-street parking, an extended open-plan kitchen/dining/living space, master with en-suite, and within close proximity to local schools, we expect this property to be popular with families seeking a property in the area. Internally comprising; entrance vestibule, lounge, kitchen, living/dining area, utility room, wc, ground floor bedroom/playroom, three first floor double bedrooms including master with en-suite shower, bathroom and loft. Externally the property has a driveway to the front/side, a small garden to front and a larger garden to the rear with decking and patio area - access via the bi-folding kitchen doors. The property benefits from gas central heating and double glazing throughout and is available to view immediately.

TO VIEW THIS PROPERTY PLEASE CONTACT HAMILTON BOWER TODAY !



## GROUND FLOOR

### Entrance Vestibule

Entrance vestibule with front access offering space for a coat and shoe store as seen.

### Lounge



Good-sized living room with a view to the front elevation and an open staircase to the first floor.

### Kitchen



The hub of this fantastic family home !

Open-plan kitchen with accompanying living/dining area and access through to the utility room and WC.

The kitchen has wood flooring and is fitted with a good range of matching units with complementary worktops and has a central breakfast bar.

Appliances include - four-burner gas hob with overhead extractor, tower unit oven/grill, inset sink with drainer, integrated dishwasher and fridge/freezer.

The utility room offers power and plumbing for further appliances.

### Dining/Living Area



Open-plan from the kitchen is this spacious and bright living/dining space with bi-folding doors onto the garden.

The area has wood flooring following on from the kitchen, under-floor uplights and offers space for a large suite and dining table with chairs as seen.

### Utility Room



Utility room with fitted worktop and power/plumbing for washing machine and dryer.

## WC



Ground floor wc with wash basin.

## Bedroom/Playroom



Ground floor room currently used as a playroom but with potential to be used as a bedroom.

Offering a view to the front elevation and space for a large bed with wardrobes.

## FIRST FLOOR

### Master Bedroom



Master bedroom with dual-aspect windows and accompanying en-suite shower.

The master offers space for a large bed, dressing area and has fitted wardrobes as seen.

The en-suite is open to the bedroom and has a walk-in shower, wash basin and towel rail.

There is also access to the fully board loft via the hatch with loft ladder.



## Bedroom



Second double bedroom, with a view to the rear garden. The bedroom offers space for a large bed, wardrobes and dressing furniture.

## Bedroom



Third double bedroom, with a view to the front elevation. The bedroom currently accommodates two single beds but fits a double with space for wardrobes.

## Bathroom



House bathroom with frosted glass window and matching three-piece suite as seen - bath with overhead shower, wc, wash basin and towel rail.

## EXTERNAL



## Rear Garden




Generous garden to the rear of the property with access from the bi-folding kitchen doors. The garden has a patio area leading from the house and a corner decking area ideal for outdoor sitting. With border fencing, flowerbeds/rockery and space for a garden shed.

## Driveway & Front



Driveway to the front/side of the property offering parking for two cars. There is also a small lawned area leading to the property with mature tree.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Vary environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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