



## 1 Deanstones Crescent, Queensbury, Bradford, BD13 2AU

£175,000

- VIDEO WALK-THROUGH AVAILABLE
- STONE BUILT TWO BEDROOM SEMI DETACHED
- WELL MAINTAINED
- DRIVEWAY FOR SEVERAL CARS
- DETACHED SINGLE GARAGE
- UPVC DOUBLE GLAZING
- CUL-DE-SAC POSITION
- POTENTIAL TO UPDATE/MODERNISE
- PLEASANT OUTLOOK TO THE REAR
- GARDENS FRONT AND REAR



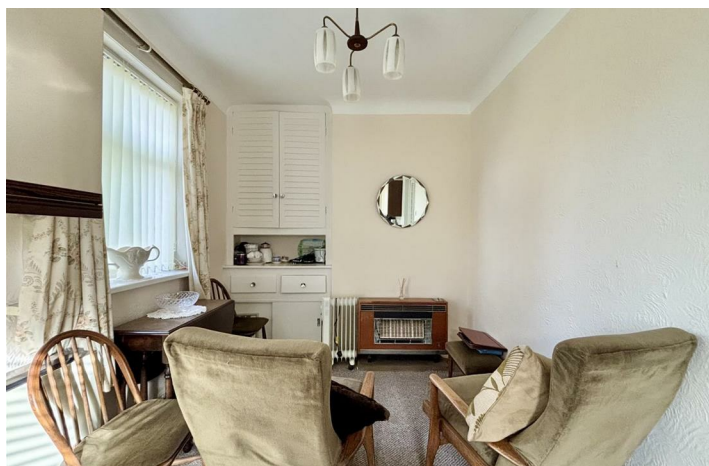
# 1 Deanstones Crescent, Bradford BD13 2AU

**\*\* TRADITIONAL TWO BEDROOM SEMI DETACHED \*\* CUL-DE-SAC LOCATION \*\* GOOD-SIZED PLOT \*\* POTENTIAL TO UPDATE & MODERNISE \*\* DRIVEWAY, GARAGE AND GARDENS \*\***

Bronte Estates are delighted to offer for sale this well maintained semi detached property, just off Deanstones Lane in Queensbury. Handily placed for Queensbury Academy, bus routes and village amenities. Although some updating is required, the property is located in a good position with an open aspect to the rear and potential to extend STPP. Briefly comprising of: Hall, Lounge, Dining-Kitchen, two double Bedrooms & Bathroom. Early viewing is advised.



Council Tax Band: B



### **Entrance Hall**

A composite front door leads into the hallway with stairs off to the first floor, wall heater and a door to the lounge.

### **Lounge**

14'9 x 11'9

Bay window to the front elevation, tiled fireplace with a fitted gas fire and an electric wall heater.

### **Dining Kitchen**

15'1 x 7'8

Kitchen area comprising of fitted base and wall units, laminated work surfaces, stainless steel sink and tiled splash-backs. There is plumbing for a washing machine and a gas cooker point. Windows to the side and rear elevations, UPVC door to the porch, fitted gas fire, electric wall heater and the original fitted cupboards and drawers.

### **Porch**

7'7 x 6'2

Rear porch with double glazed windows and a door to the rear garden.

### **First Floor**

Landing area with a window to the side elevation, gas wall heater, access to the loft space and doors to both bedrooms and the bathroom.

### **Bedroom One**

11'4 x 11'1

Fitted with a range of wardrobes, cupboards and drawers. Window to the front elevation and an electric heater.

### **Bedroom Two**

9'2 x 9'2

Fitted cupboards, window to the rear elevation and an electric heater.

### **Bathroom**

A fully tiled bathroom comprising of a panelled bath with electric shower over, pedestal washbasin and a low flush WC. Window to the rear and a heated towel rail.

### **External**

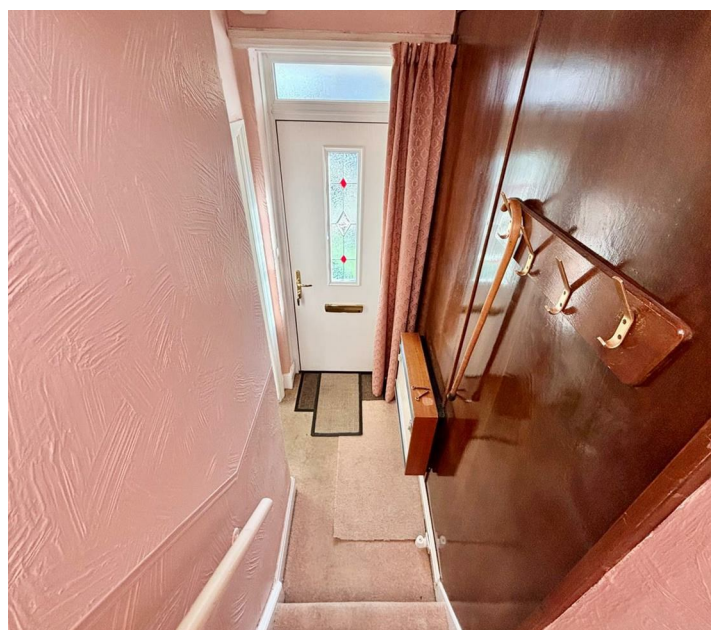
To the front of the property is an open-plan, low maintenance garden with paving, gravelled area

and flowerbeds with mature shrubs. A well proportioned driveway runs down the side of the house to a detached single garage. To the rear is an enclosed garden consisting of a paved patio, gravelled areas, raised flower beds and a secure boundary.

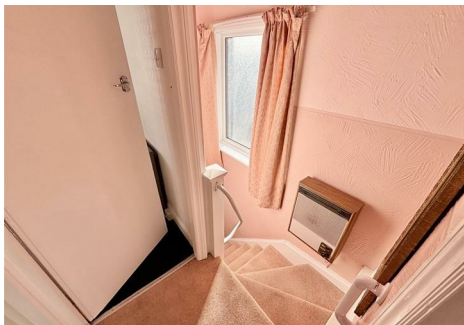
### **Please Note**

EPC & Floor Plan to follow

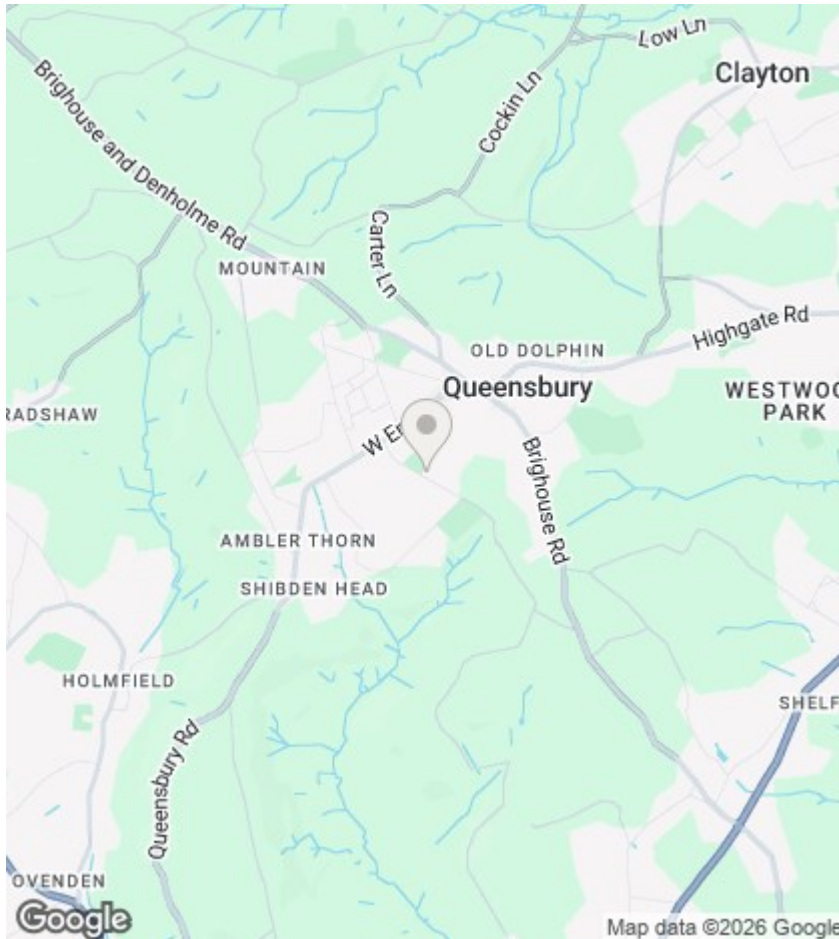












## Directions

From our office in Queensbury head up past the co-op and on to West End. Turn left on to Deanstones Lane and first left into Deanstones Crescent. Number One is on your left.

## Viewings

Viewings by arrangement only.  
Call 01274884040 to make an appointment.

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	37	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025

