62 Bradshaw View, Queensbury, BD13 2FF

Offers In The Region Of £275,000

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A spacious and beautifully presented three-bedroom detached family home offering generous and versatile accommodation throughout. Designed with modern family living in mind, the property boasts three separate reception/living spaces, including a large open-plan lounge diner, a cosy snug, and a bright conservatory. Stylish bi-fold doors seamlessly connect the lounge diner to the conservatory, creating an impressive entertaining and family space filled with natural light.

The property further benefits from an ensuite to the principal bedroom, modern fittings throughout, far-reaching views, and a well-maintained rear garden ideal for relaxing or entertaining. With a practical layout, off-road parking, and a sought-after residential location, this is a superb home perfectly suited to contemporary family living.

GROUND FLOOR:

Entrance Porch

Accessed via a composite external door, having a UPVC side window, central heating radiator and engineered wood flooring.

Lounge Diner

23'3 max x 9'6 extending to 10'8 (7.09m max x 2.90m extending to 3.25m)

A spacious open plan living area with engineered wood flooring and ceiling coving. The lounge area features a coal effect living flame gas fire set to a granite hearth with timber surround and a UPVC window to the front elevation. The dining area has bi-fold doors giving direct access to the conservatory and staircase rising to the first floor.

Snug

16'4 x 7'5 (4.98m x 2.26m)

A useful second reception room positioned to the front, having a UPVC double glazed window, central heating radiator and ceiling coving.

Conservatory

9'5 x 7'10 (2.87m x 2.39m)

UPVC double glazed with a glazed roofline and engineered wood flooring, enjoying views over the rear garden and having French doors leading out to the decked seating area.

Kitchen

11'4 max x 9'8 max (3.45m max x 2.95m max)

Fitted with a range of matching wall and base units with complementary working surfaces and inset stainless steel sink with side drainer and mixer tap. Incorporating a four ring electric hob with electric oven beneath and extractor canopy, with space and plumbing for a washing machine and slimline dishwasher, and space for a fridge freezer. Having inset ceiling spotlights, tiled splashbacks, central heating radiator, UPVC window and external door to the rear, along with a useful understairs storage cupboard.

FIRST FLOOR:

Landing

Having loft access and built-in storage cupboard to the bulkhead.

Master Bedroom

14'10 max x 8'4 max (4.52m max x 2.54m max)

A good sized bedroom positioned to the rear, enjoying far-reaching views via a UPVC double glazed window, with central heating radiator and ceiling coving. Door to:

En-Suite Shower Room

Furnished in a modern three piece white suite comprising low flush WC, pedestal wash hand basin and corner shower enclosure with thermostatic shower. Having part tiled walls, tiled flooring, chrome ladder style heated towel rail, extractor and UPVC window.

Bedroom 2

9'8 x 8'8 (2.95m x 2.64m)

A double bedroom positioned to the front, having a UPVC double glazed window and central heating radiator.

Bedroom 3

8'6 x 9'8 (2.59m x 2.95m)

A third double bedroom with UPVC window to the front and central heating radiator.

House Bathroom

Fully tiled to the walls and floor and furnished in a modern three piece white suite comprising low flush WC, pedestal wash hand basin and panelled bath with thermostatic shower over. Having a chrome ladder style heated towel rail, extractor, shaver point and UPVC window.

OUTSIDE:

To the front of the property is a driveway providing off-road parking for two vehicles, complemented by raised borders. To the rear, there is a generous enclosed garden featuring a well-proportioned lawn and a decked seating area, ideal for outdoor entertaining and family use.

BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

DIRECTIONS:

Leave Halifax via Boothtown Road and continue along this road through Boothtown in the direction of Queensbury. On reaching Queensbury, turn left onto Roper Lane and take the second right onto Moor Close Road. Take the second left onto Stonehouse Drive and keep right at the junction. Take the first left onto Dunmore Avenue and follow the road around to the left. Turn left onto Bradshaw View where the property can be found immediately on the left hand side.

TENURE:

Freehold

COUNCIL TAX BAND:

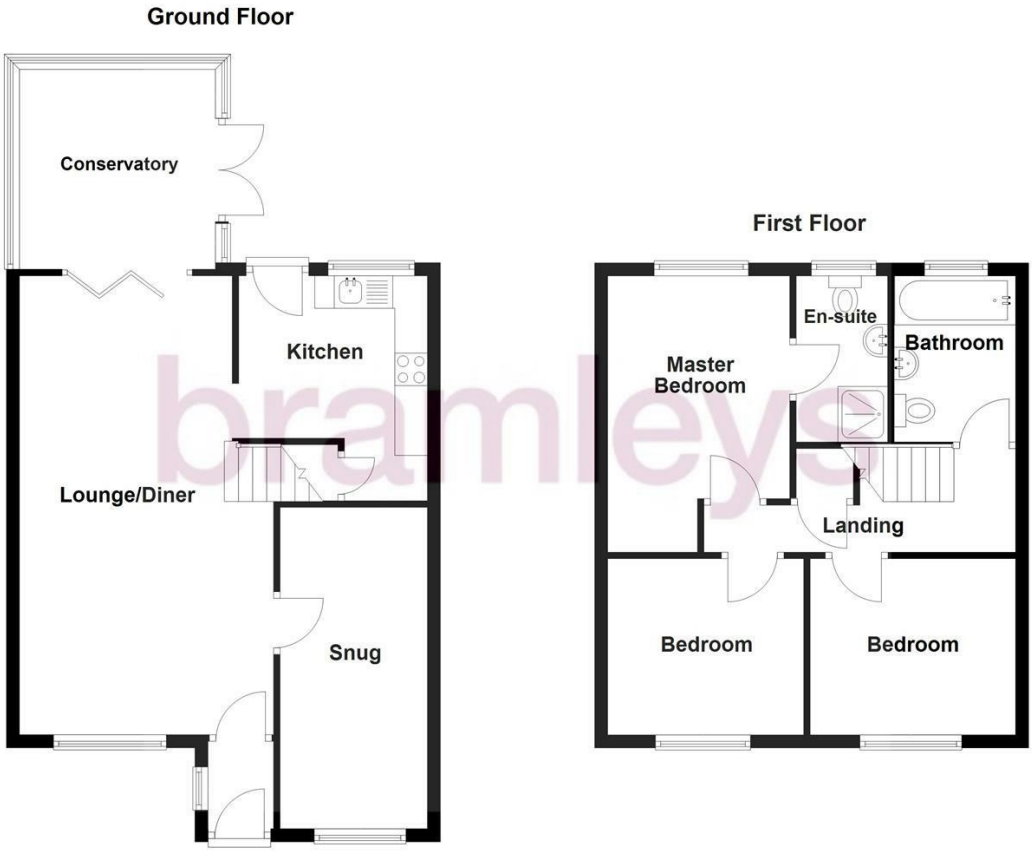
Band D

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.



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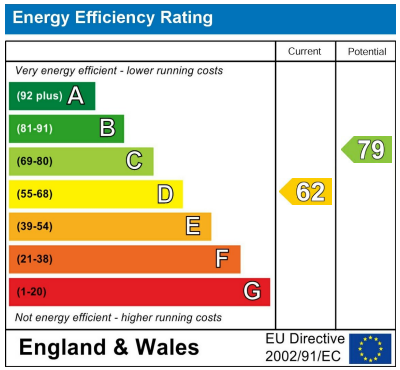
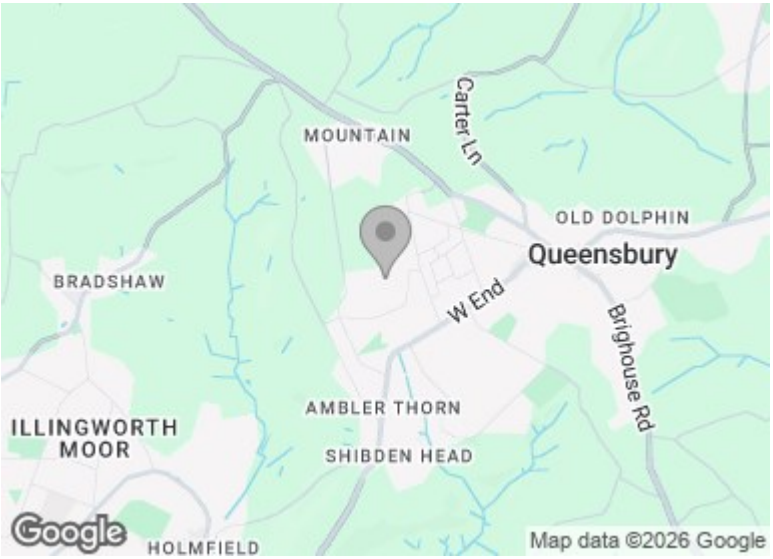
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Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:
1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY