



## 10 Ford Hill, Queensbury, Bradford, BD13 2BG

£225,000

- Semi-detached home in the heart of Queensbury
- Fitted kitchen with utility area and converted cellar space
- Two bedrooms plus occasional third room (no building regulations approval)
- South-facing double rear garden with garage and driveway
- Spacious lounge with feature log burner
- Convenient location close to schools, shops, and transport links

# 10 Ford Hill, Bradford BD13 2BG

This well-presented semi-detached home offers two bedrooms with an occasional third room located on the top floor (not signed off under current building regulations). The property features a spacious lounge with log burner, a fitted kitchen with utility space, a converted cellar ideal for a home gym or office, and a south-facing double rear garden with garage and double driveway. Conveniently situated in the heart of Queensbury, the home is close to local schools, shops, and transport links.



Council Tax Band: B



## Ground Floor

The property is entered via a practical entrance porch, providing useful space for coats and footwear. The generously sized lounge offers ample room for large seating and storage furniture and features a fully functioning log burner, creating a warm and inviting living space.

To the rear, the spacious kitchen overlooks the garden and is fitted with a range of freestanding appliances including an oven, electric hob, washing machine, tumble dryer, and dishwasher. The boiler is neatly housed within a corner cupboard. A small utility area leads through to the rear garden and provides additional space for a freestanding fridge and freezer.

The cellar has been converted into a gym space and offers excellent versatility, suitable for use as a home office, hobby room, or additional storage.

## First Floor

The main bedroom is a large double room overlooking the front of the property and comfortably accommodates a king-size bed along with additional storage furniture.

The second bedroom overlooks the rear garden and is currently arranged with a bunk bed and storage units, making it ideal for children or guests.

The modernised family bathroom is well proportioned and fitted with a WC, wash basin, bath, and electric shower.

## Second Floor

The top floor provides an occasional third bedroom, which currently accommodates a double bed and benefits from built-in storage cupboards and a

Velux window allowing excellent natural light. Please note this room does not have building regulations approval and should be considered an occasional room or additional flexible space.

## Outside

The property benefits from a south-facing double rear garden, with a gravel and patio area leading to a larger garden laid with cobble-effect concrete and lawn, providing a versatile outdoor space. There is also access to a garage for storage, along with a double driveway.

## Location

Conveniently located close to local schools, shops, and transport links, the property enjoys a central Queensbury position.

## **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.





