



11 Black Dyke View, Queensbury, Bradford, BD13 1AS

Offers In The Region Of £290,000

- Quiet private cul-de-sac location
- Modern fitted kitchen with integrated appliances
- Spacious open-plan living/dining area
- Patio doors to low-maintenance rear garden
- Integral garage and driveway parking
- Three well-proportioned bedrooms

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Spacious Three-Bedroom Semi-Detached Home in Sought-After Queensbury Location

Nestled on a quiet private cul-de-sac in one of Queensbury's most desirable residential areas, this beautifully presented stone-built semi-detached home offers stylish, modern living across three floors. Designed with family comfort and practicality in mind, the property boasts a contemporary kitchen, generous living spaces, landscaped garden and ample parking.



Council Tax Band: D



Lower ground floor

Features a modern fitted kitchen complete with gas hob, built-in electric oven, extractor fan, integrated fridge freezer, and stainless-steel sink. Cream gloss-fronted cupboards, wood-effect laminate worktops, and white metro tiles create a sleek, timeless finish.

The kitchen flows seamlessly into a bright living/dining area with space for a dining table and sofa, opening through sliding patio doors to the rear garden.

The garden is fully enclosed and low-maintenance, with practical Astroturf, a stone patio, and raised composite decking—ideal for entertaining. This level also includes a handy understairs storage cupboard and a WC.

Ground floor

The main entrance hallway opens to a large lounge with dual windows overlooking the garden. There’s also a second WC and access to the substantial integral garage, with electric door, currently utilised as a gym and storage area.

First floor

Offers three well-proportioned bedrooms and a family bathroom.

The master bedroom, positioned to the front aspect, comfortably accommodates a king-size bed and includes an ensuite shower room with a Mira shower.

Two further double bedrooms overlook the rear garden, both with ample space for bedroom furniture.

A storage cupboard over the stairs houses the Ideal boiler, and an additional airing cupboard provides extra practicality. There is ladder access to a boarded out loft

for convenient extra storage.

Externally

The front of the property benefits from a block-paved driveway offering parking for up to four vehicles, a neat bin storage area, and side gate access to the rear. The entrance also features a useful storm porch.

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.





