bronte estates

18 Littlemoor, Queensbury, Bradford, BD13 1DB

Offers In The Region Of £279,000

- SPACIOUS EXTENDED COTTAGE
- GREAT ENTERTAINING SPACE
- IMMACULATELY PRESENTED
- GROUND FLOOR WET ROOM
- GARDENS & PARKING
- TWO-THREE BEDROOMS
- HIGHLY DESIRABLE POSITION
- LARGE DINING-KITCHEN
- UNDERFLOOR HEATING
- EARLY VIEWING IS ADVISED

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18 Littlemoor, Bradford BD13 1DB

** STUNNING EXTENDED COTTAGE ** TWO-THREE BEDROOMS ** TWO BATHROOMS ** FANTASTIC ENTERTAINING SPACE ** HIGHLY DESIRABLE POSITION ** Bronte Estates are delighted to list for sale this much improved, spacious character cottage located in the sought after 'Littlemoor' area of Queensbury. What once began life as a small one bedroom cottage has been transformed by the current owners with a two storey side extension and a single storey extension to the rear. Carefully designed and well planned, this delightful property now offers a spacious lounge with solid fuel stove, a large dining kitchen with a separate living area, dining room (or third bedroom) utility room, front porch and a ground floor wet room. To the first floor are two well proportioned double bedrooms and the family bathroom. To the front is a small patio and an off-road parking space and to the rear is a superb cottage garden with flowerbeds, a variety of planting, paved patio and a garden shed. A real gem. Arrange your viewing now.

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Council Tax Band: A

Ground Floor

Porch
Front entrance porch leading into the lounge.

Lounge
15'5" x 15'1"
A generous size lounge with oak veneer laminate flooring and under floor heating. An oak staircase leads off to the first floor, door to the dining room/third bedroom and an opening leading to a further sitting area. The focal point of the room is a solid fuel stove, ideal for those winter nights. Two wall lights and a window to the front elevation affording views across farmland.

Sitting / Dining Area
15'5" x 9'6"
Being open to the lounge and dining kitchen, this area is currently used as a sitting room by the current owners and enjoys large French doors leading out to the garden allowing plenty of natural light. Oak veneer laminate flooring and underfloor heating.

Kitchen
14'9" x 10'2"
A fully fitted kitchen with solid wood work surfaces and complimentary splash-back tiling. Integrated appliances include a fridge-freezer, dishwasher, induction hob, electric double oven and grill and an extractor over. Composite sink and drainer with pot-washer tap, window to the rear and a rustic style quarry tiled floor with underfloor heating.

Dining Room/Third Bedroom
13'9" x 11'1"
Window to the front elevation, three wall light points and an oak veneer laminate floor with underfloor heating. Currently used as a dining room but could be a third double bedroom if required.

Utility Room
Side entrance door and window, plumbing for a washing machine, central heating boiler, fitted shelving and cupboards.

Wet Room
A fully tiled wet room with limestone tiling and floor drain. Multi-jet rainfall shower, corner washbasin and a low flush WC.. Chrome heated towel rail and extractor.

First Floor

Bedroom One
15'8" x 12'9"
A spacious master bedroom with fitted storage, windows to both the front and rear elevations, plus a walk-in wardrobe providing further storage. Central heating radiator and open views to the front.

Bedroom Two
13'9" x 9'6"
Currently used as an office/studio. Full height ceiling with exposed beams, access to a good-sized storage cupboard, central heating radiator and a window to the front elevation, again enjoying open distant views.

Bathroom
An impressive four piece bathroom comprising of a free standing slipper bath with telephone style taps, double width shower with a thermostatic shower and glass door, bowl style washbasin with mixer tap and storage below and a low flush WC. Chrome heated towel rail, window to the rear and an extractor.

External
To the front of the property is a small patio area and an Indian stone paved off-road parking space. To the rear is a delightful cottage garden with a stone wall boundary, raised flowerbeds, mature shrubs, fruit trees, water feature, a new garden shed and an Indian stone paved patio seating area. External power point and an outside tap.

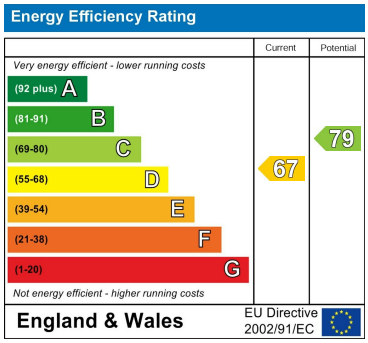
Directions

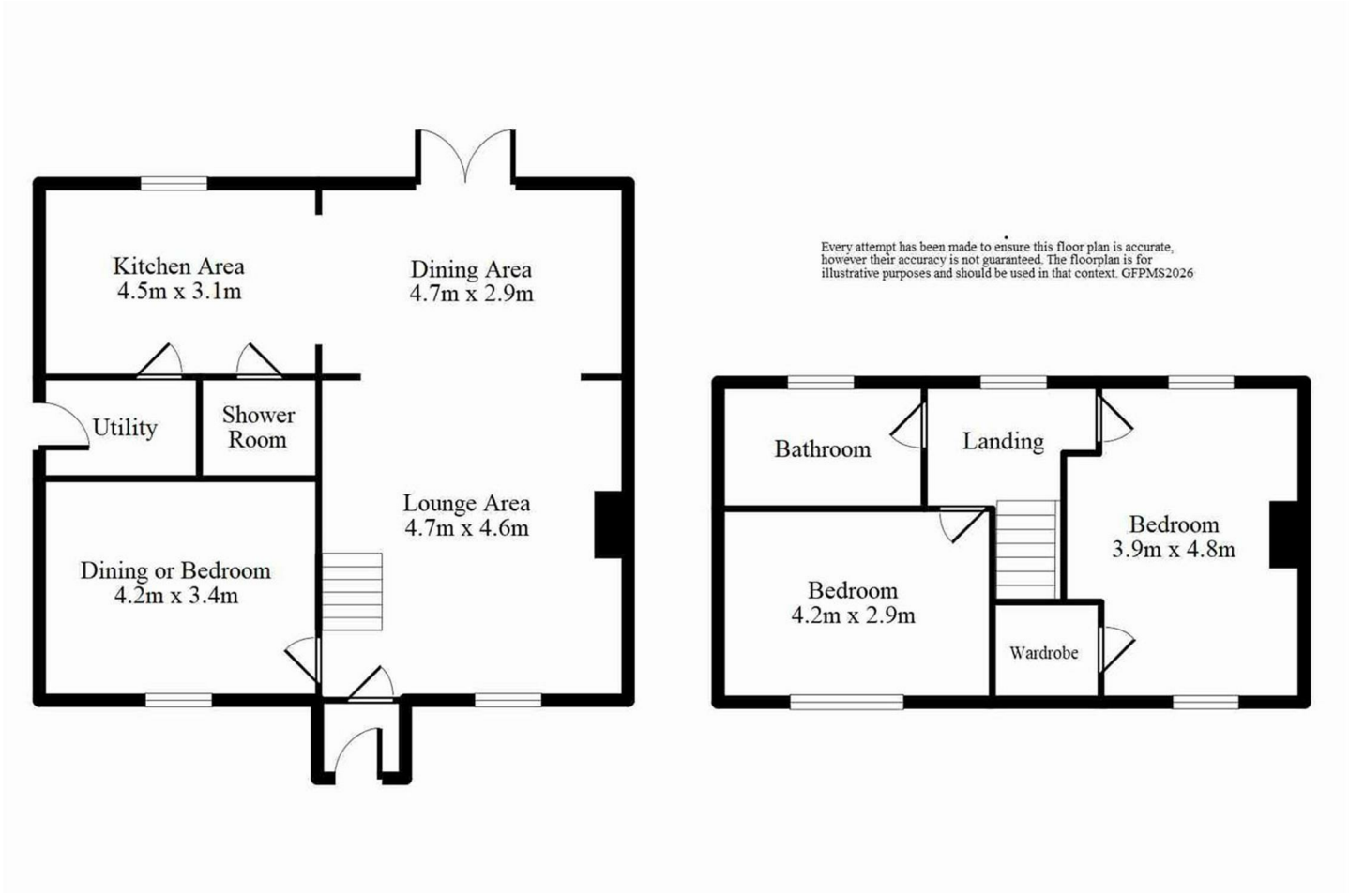
Viewings

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

EPC Rating:

D





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