



## 10 Black Dyke View, Queensbury, Bradford, BD13 1AS

£290,000

- Three-bedroom home arranged over three floors
- Master bedroom with en-suite and additional family bathroom
- Modern kitchen/diner with sliding French doors to the rear garden
- South-west facing garden, two-car driveway, and large L-shaped garage with conversion potential (STPP)
- Spacious lounge with Juliet balcony
- Convenient location close to schools, shops, and transport links

# 10 Black Dyke View, Bradford BD13 1AS

This well-presented three-bedroom home is arranged over three floors and offers spacious accommodation including a modern kitchen/diner with garden access, a bright lounge with Juliet balcony, and a principal bedroom with en-suite. The property further benefits from a south-west facing rear garden, two-car driveway, and large L-shaped garage with conversion potential (subject to consents). Conveniently located close to local schools, shops, and transport links, it is ideal for families and commuters alike.



Council Tax Band: D



## GROUND FLOOR

Upon entry, you are welcomed by a spacious entrance hall with useful built-in storage to the left and access to a separate utility room to the rear. The utility is fitted with space for a freestanding washing machine and dryer, along with additional room for coats and storage.

## FIRST FLOOR

The kitchen is positioned to the rear of the property and overlooks the garden through sliding French doors, allowing natural light. The space is well laid out and features integrated fridge freezer, oven, gas hob, fitted storage units, and ample room for a large dining table. Wood-effect glazed floor tiles run throughout, creating a modern and practical finish.

The lounge is generously sized and accommodates multiple freestanding furniture arrangements. A Juliet balcony overlooks the front of the property, adding both light and character.

A large first-floor WC completes this level and includes a wash basin, laminate flooring, and a useful storage cupboard.

## SECOND FLOOR

The principal bedroom is the largest of the three and benefits from an en-suite shower room. The bedroom comfortably accommodates a king-size bed along with freestanding wardrobes, dresser, bedside tables, and additional storage. The en-suite comprises a WC, wash basin, and electric shower.

The remaining two bedrooms are both well-proportioned doubles. One overlooks the rear garden, while the other is of equal size and offers flexibility for bedroom or home-office use.

The modern family bathroom is fitted with a WC, wash basin, and bath. A further storage cupboard is located adjacent to the bathroom, and loft access is available from the landing.

## OUTSIDE

Externally, the property benefits from a two-car driveway leading to a large L-shaped garage, providing excellent parking and storage. The garage offers potential for conversion into additional living space, subject to the necessary permissions.

The rear garden enjoys a desirable south-west facing aspect and is mainly laid to lawn with a patio area, making it ideal for entertaining and enjoying the summer months.

## LOCATION

The property is conveniently located close to local schools, shops, and excellent transport links, making it ideal for families and commuters alike.

## [Agent Notes & Disclaimer](#)





