

property details **approval form**

12 Brunswick Street, Queensbury, Bradford, West Yorkshire, England, BD13 1AX

Date: 04 March 2026

Property Ref and Version: BDF116473 - 0006

selling your home with us!



**william
h brown**

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £300,000

Tenure: Freehold

>> **key features**

- > Four Bedrooms
- > Utility Room
- > Modern fitted kitchen/diner
- > Sun Room
- > £300,000
- > EPC Rating: E

>> **short description**

Located on Brunswick Street in BD13, this well presented four bedroom property features a modern fitted kitchen/diner, a utility room and a sun room on the first floor. Perfect for comfortable family living.

>> **long description**

This is a rare opportunity to purchase a spacious, detached four-bedroom family home in Bradford BD13, offering far more accommodation than typically found. Situated in Queensbury, this tastefully designed property provides generous living space with a versatile layout ideal for modern family living, benefiting from abundant natural light and a sense of spaciousness. Externally, it features a private outdoor space with patio and grass areas, perfect for sunny days. The location offers a great balance of convenience and community, with easy access to local amenities, schools, and transport links. Inside you'll find a modern fitted kitchen/diner, a sunroom for tranquil relaxation, and a spacious enclosed garden. This well-presented property presents an excellent opportunity for growing families seeking space, comfort and practicality at a competitive price point.

Viewing is strongly recommended to fully appreciate the space and potential on offer.

>> **directions**

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>> **Agent Note**

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>> **room description**

Lounge

30' 5" x 12' 5" (9.27m x 3.78m)

With window to the front.

Kitchen/Diner

24' 5" x 11' 8" (7.44m x 3.56m)

With window to the front and large window to the side offering views to the garden. Fitted kitchen with a range of wall and base units. Fitted hob and oven, with over head cooker hood.

Utility

12' 8" x 9' 9" (3.86m x 2.97m)

With window to the side and access to downstairs cloakroom.

Bedroom One

27' 3" x 11' 8" (8.31m x 3.56m)

With window to the side and doors providing access to the sun room.

Bedroom Two

13' 7" x 12' 4" (4.14m x 3.76m)

With window to the side.

Bedroom Three

12' 7" x 10' (3.84m x 3.05m)

With window to the front.

Bedroom Four

6' 9" x 6' 7" (2.06m x 2.01m)

With window to the front and electric heating unit to the side.

Sun Room

11' 8" x 6' 3" (3.56m x 1.91m)

Offering views to the garden with doors providing access to the main bedroom.

Bathroom

Modern bathroom comprises of a wash hand basin, panel bath, shower cubicle and WC.

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>> **property images**



Your William H Brown office: 6 Fair Road, BRADFORD, West Yorkshire, BD6 1QN
T 01274 693138 E Wibsey@williamhbrown.co.uk

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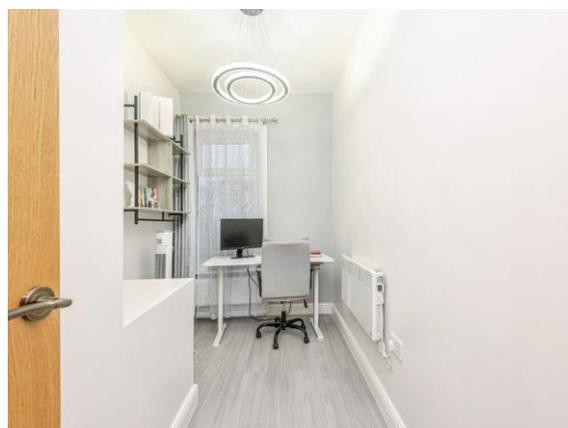
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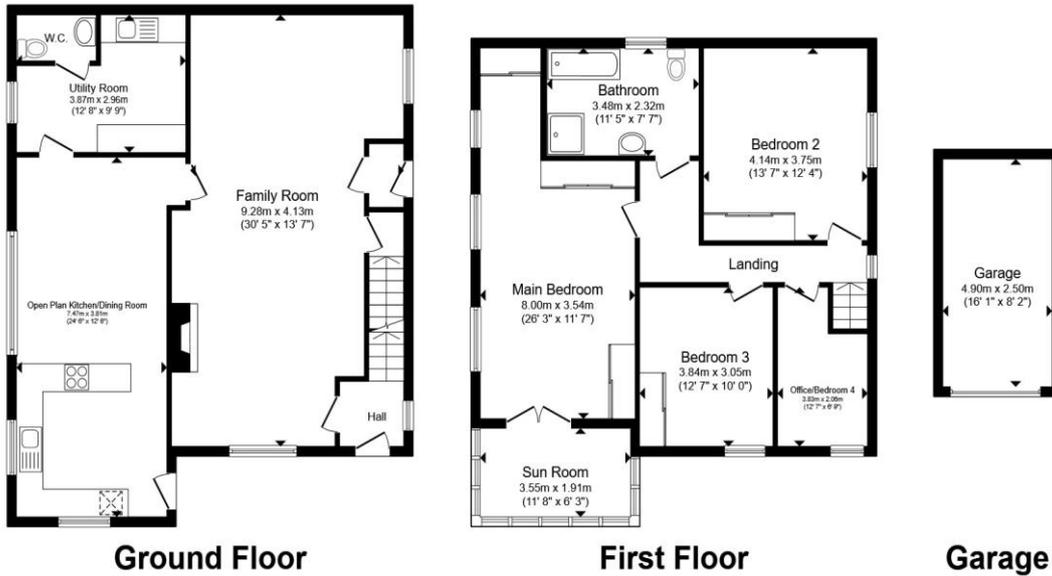
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>> floor plan



Total floor area 180.6 m² (1,944 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

Signature

Date

<p>Morgan Phillips-Barrett</p>		
<p>Miss K. Nezha</p>		

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