



## 4 Lytham Drive, Queensbury, Bradford, BD13 1HQ

£260,000

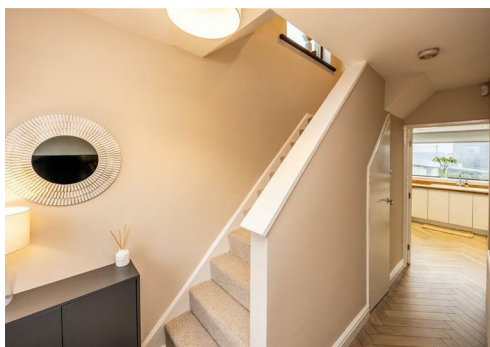
- Well-presented three-bedroom home on a quiet residential street
- Modern family bathroom, downstairs WC, and boarded loft
- Spacious lounge with gas fire and stone surround
- East-facing rear garden with patio, lawn, and garage access
- Open-plan kitchen/diner leading to conservatory with solid roof
- Convenient location close to schools, shops, and transport links

## 4 Lytham Drive, Bradford BD13 1HQ

This modernised three-bedroom home offers spacious accommodation including an open-plan kitchen/diner, conservatory with solid roof, and a bright front-facing lounge. The property further benefits from generous bedroom sizes, extension potential, large garage with workshop space, and an east-facing rear garden. Located on a quiet residential street, it is ideally positioned close to local schools, shops, and excellent transport links, making it ideal for families, first time buyers and downsizers.



Council Tax Band: C



## GROUND FLOOR

Upon entry, you are welcomed by a wide and inviting entrance hall. To the right, the lounge overlooks the front of the property and provides a comfortable living space, featuring a gas fire with stone surround, ample room for furnishings, and large front-facing windows that fill the room with natural light.

A convenient downstairs WC is located beneath the stairs, making the layout particularly practical for family living.

To the rear of the property is the open-plan kitchen/diner, which enjoys views over the garden. The kitchen offers generous storage, space for freestanding appliances including a fridge freezer and washing machine, and a modern boiler neatly enclosed within a cupboard. The space flows seamlessly into the conservatory, which benefits from a solid roof and lighting, providing a versatile additional reception area usable throughout the year.

## FIRST FLOOR

The main bedroom overlooks the front of the property and is a generously sized room capable of accommodating a king-size bed, along with freestanding storage and dressing furniture.

The modern family bathroom is well proportioned and comprises a wash basin, WC, heated towel rail, bath, and separate shower.

The second bedroom is another spacious double room, well presented and filled with natural light from large windows.

The third bedroom overlooks the rear of the property and comfortably accommodates a double bed. Currently used as a hybrid home office, it enjoys pleasant east-facing views and excellent natural light.

A boarded loft provides valuable additional storage space.

## OUTSIDE

The east-facing rear garden is partly laid to lawn and patio, offering ample space for outdoor furniture and entertaining. The garden also provides access to the large garage.

The garage offers excellent storage and parking space and currently houses a tumble dryer and additional fridge. To the rear of the garage is further space suitable for use as a workshop or additional storage.

## LOCATION

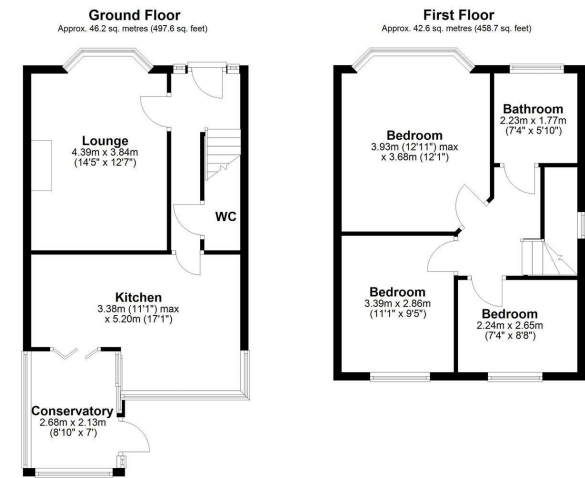
Situated on a quiet residential street, the property enjoys a convenient and family-friendly location, with local schools, shops, and excellent transport links all within easy reach, making it ideal for everyday living and commuting.

### **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.







Total area: approx. 88.8 sq. metres (956.3 sq. feet)

