



47 New Park Road, Queensbury, Bradford, BD13 1PP

£205,000

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This elegant three-bedroom mid-terrace home offers bright and well-proportioned accommodation arranged over the ground and first floor levels, extending to approximately 81.4 sq. metres (876.2 sq. feet). The property benefits from abundant natural light throughout, a well-appointed kitchen with integrated appliances and direct access to the rear garden, and both front and rear outdoor spaces, including a rear patio ideal for outdoor living. A separate garage provides secure parking for one vehicle or valuable additional storage.

Conveniently located approximately 15 minutes' drive from the M606 and M62, the property enjoys excellent commuter links while remaining close to local schools, shops, and everyday amenities. For those who enjoy the outdoors, pleasant walks and green spaces, including Ogden Reservoir, are located nearby, offering a perfect balance of lifestyle and connectivity.



Ground Floor

Reception Lounge

A spacious and versatile reception room measuring approximately 6.80m x 3.73m, providing an inviting space for both relaxation and entertaining. Large windows allow natural light to flow through the room, enhancing the sense of space.

Kitchen

Positioned to the rear of the property, the kitchen measures 2.65m x 2.82m and is well equipped with an integrated fridge freezer, oven with grill, electric hob, and stainless steel sink. There is space and plumbing for a washing machine, while a window above the sink enjoys pleasant views over the rear garden. A rear door provides direct access to the garden, ideal for al fresco dining and everyday convenience.

Storage

A useful storage area located off the hallway, providing valuable additional space.

First Floor

Principal Bedroom

A generously sized double bedroom measuring 3.83m x 3.48m, benefiting from excellent natural light.

Second Bedroom

Measuring 3.03m x 3.48m, this well-proportioned room offers flexibility as a double bedroom, guest room, or home office.

Third Bedroom

A further bedroom measuring 2.32m x 2.30m, ideal as a child's room, study, or dressing room.

Bathroom

A neatly arranged bathroom measuring 1.57m x 2.21m, conveniently located off the landing.

Garden and Parking

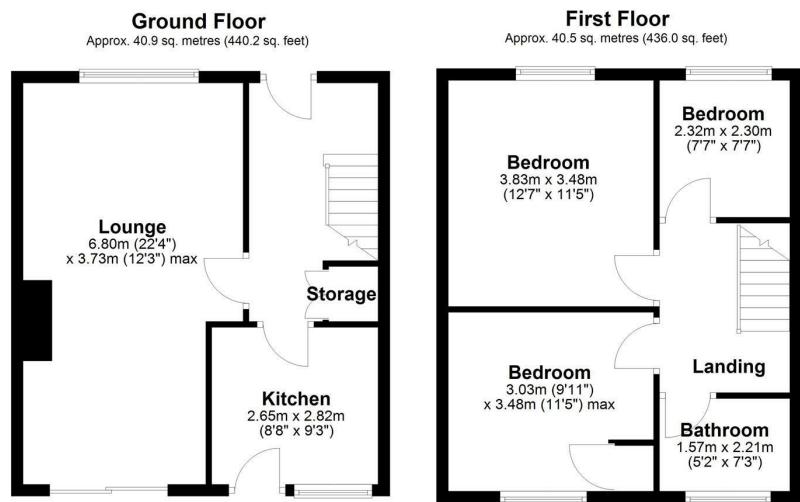
The property benefits from both front and rear gardens, enhancing its appeal and offering valuable outdoor space. The rear garden features a patio area, providing an ideal setting for outdoor seating, entertaining, or dining during warmer months, along with space suitable for the storage of outdoor equipment. The garden offers a pleasant extension of the living accommodation and is well suited to low-maintenance enjoyment.

A separate garage, located away from the main property, provides secure parking for one vehicle or alternatively offers excellent additional storage space, adding further practicality and convenience.

Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe 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. 81.4 sq. metres (876.2 sq. feet)

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

