



44 Bradshaw View, Queensbury, Bradford, BD13 2FF

£369,950

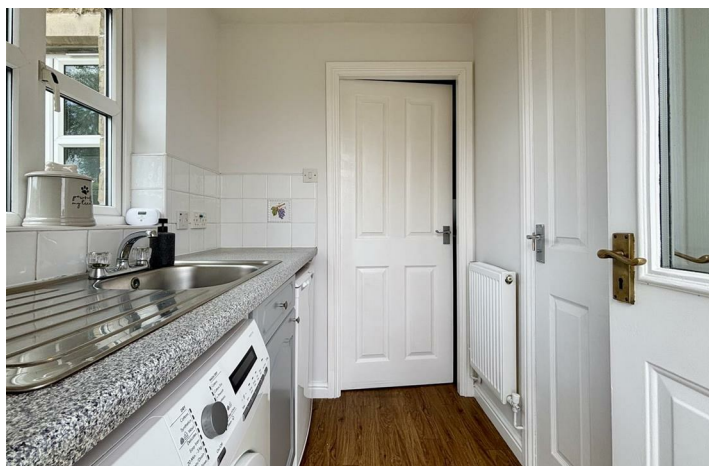
- MODERN FOUR BEDROOM DETACHED
- UTILITY ROOM & GROUND FLOOR WC
- EV CHARGE POINT
- LARGE REAR GARDEN
- DESIRABLE LOCATION
- TWO RECEPTION ROOMS
- DRIVEWAY FOR TWO CARS
- GAS CH & UPVC DG
- MASTER WITH ENSUITE
- ARRANGE YOUR VIEWING NOW!

44 Bradshaw View, Bradford BD13 2FF

**** FOUR BEDROOM DETACHED ** POPULAR LOCATION ** NEXT TO OPEN GREEN SPACE ** WELL PRESENTED ** GOOD SIZED PLOT ** OFFERING A GOOD DEGREE OF PRIVACY **** Bronte Estates are delighted to list for sale this ideal family home on the popular Bradshaw View in Queensbury. Situated in an enviable position and offering a well proportioned landscaped rear garden, garage, EV charge point and off-road parking for two cars. Briefly comprising internally of an entrance hall, living room, dining room, kitchen, utility room and a ground floor WC. To the first floor are four bedrooms, master with ensuite and a family bathroom. Early viewing is advised.



Council Tax Band: D



Entrance Hall

A composite entrance door leads into a hallway with stairs off to the first floor and doors off to the lounge and a cloaks cupboard. Central heating radiator.

Lounge

15'9 x 10'4

Windows to the front and side elevations, modern Travertine and Limestone fireplace with an electric log effect fire with downlights, two central heating radiators and double doors to:

Dining Room

9'7 x 8'5

Sliding patio doors lead out to the rear garden, door to the kitchen and a central heating radiator.

Kitchen

13'6 x 9'7

Fitted with a range of base and wall units, work surfaces over and splash-back tiling. Integrated electric oven, five ring gas hob and a new chimney style extractor above. Stainless steel sink & drainer, windows to the side and rear elevations, central heating radiator and doors off to a good size pantry and the utility room.

Utility Room

6'0 x 5'2

Exterior door to the rear garden and a door to a ground floor WC. Window to the side elevation, plumbing for a washing machine and a central heating radiator.

WC

Low flush WC, pedestal wash basin, window to the side elevation and a central heating radiator.

First Floor

Storage cupboard and doors off to all bedrooms and the bathroom.

Bedroom One

14'6 x 10'5

Walk-in fitted wardrobe with clothes hanging rails and shelving, window to the front elevation, central heating radiator and a door to:

Ensuite

Shower cubicle with a thermostatic shower and

glass door, pedestal washbasin and a low flush WC. Window to the side elevation and a central heating radiator.

Bedroom Two

10'6 x 10'2

Window to the rear elevation and a central heating radiator.

Bedroom Three

10'9 x 8'3

Window to the front elevation and a central heating radiator.

Bedroom Four

8'1 x 6'1

Window to the rear elevation and a central heating radiator.

Bathroom

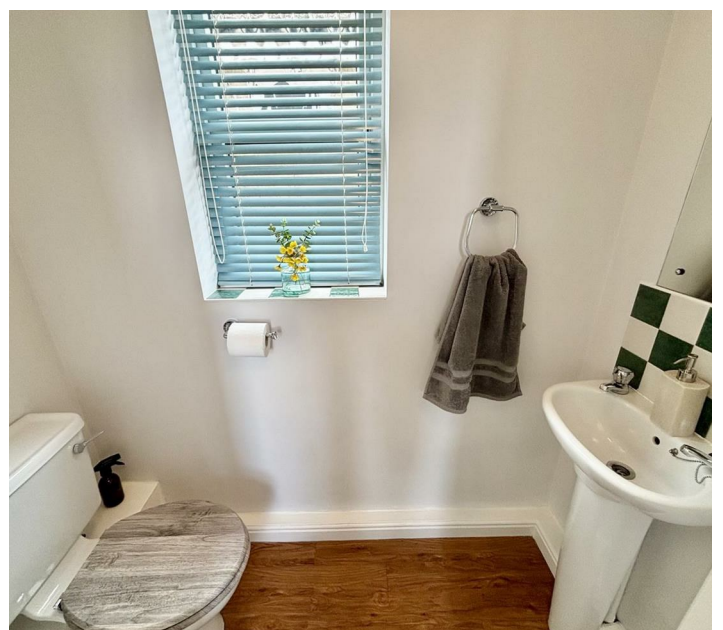
Panelled bath with telephone style taps, low flush WC and a pedestal washbasin. Window to the rear elevation and a central heating radiator.

External

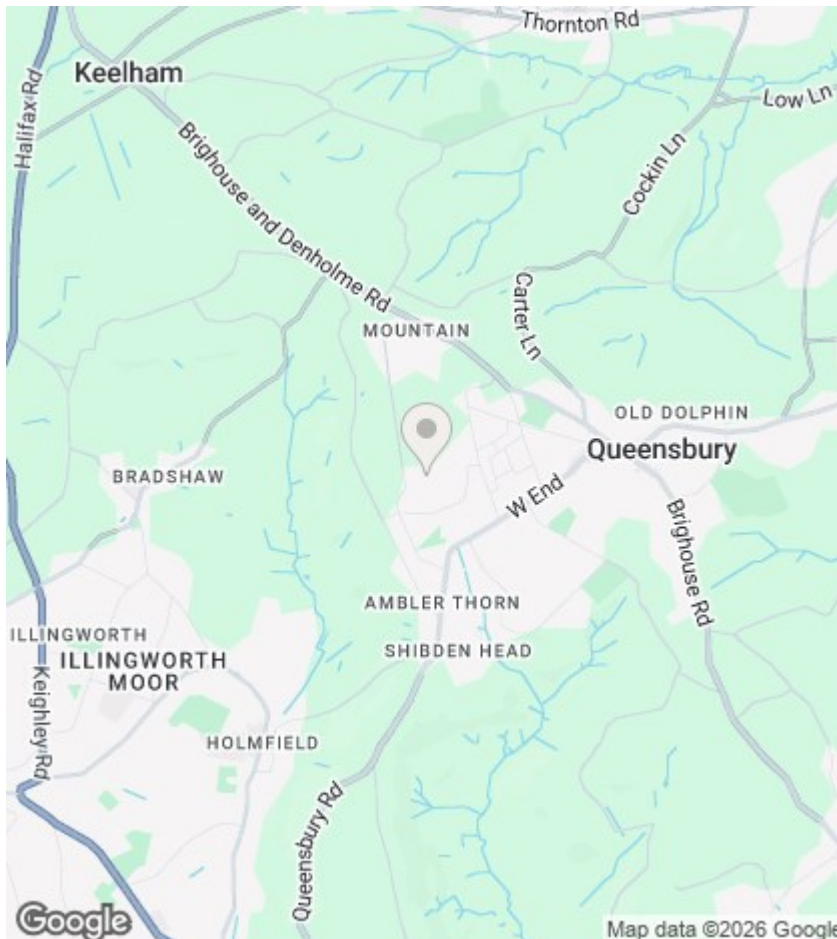
To the front of the property is easy off-road parking for two cars, lawn, EV charge point and access to the garage. A lockable gate at one side of the house leads to the rear. Single garage with 'up and over' door, power and light, providing off-road parking for another vehicle or additional storage space. To the rear is a well proportioned, landscaped garden with a large, level patio seating area, further lawned area, outside tap and a secure fenced boundary. Offering a good degree of privacy and adjoining open parkland to the side.

Please Note

Energy Performance Certificate and Floor Plan to follow.







Directions

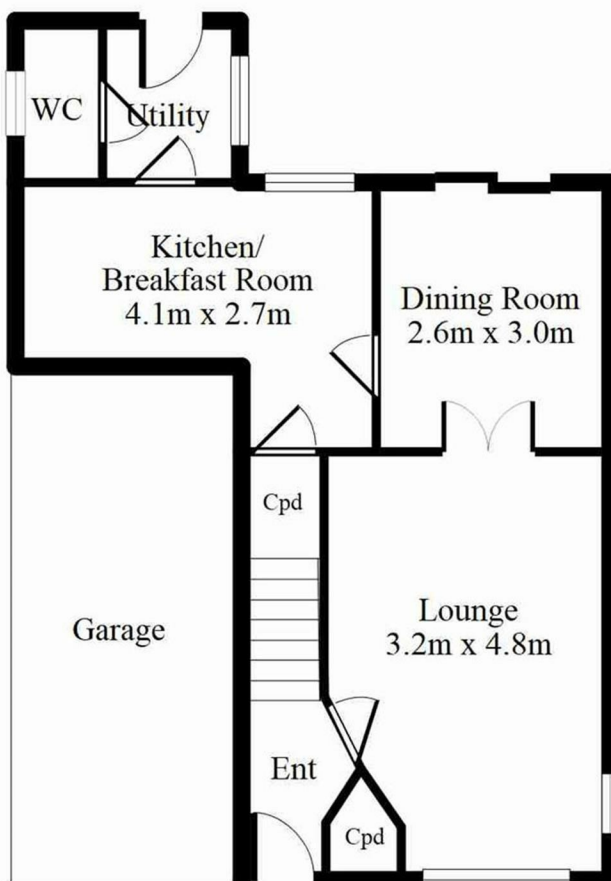
Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2026

