



## 32 Ambler Thorn, Queensbury, Bradford, BD13 2DL

£850 Per Month

- COSY DETACHED COTTAGE
- KITCHEN
- TWO BEDROOMS
- AVAILABLE MID JUNE 2026
- ENTRANCE HALL
- LOUNGE WITH MULTI-FUEL STOVE
- BATHROOM
- EPC - D / Council Tax Band - B

# 32 Ambler Thorn, Bradford BD13 2DL

2 1 1 D

Council Tax Band:



## **ENTRANCE HALLWAY**

Composite entrance door to the front, stairs rise to the first floor accommodation. radiator.

## **LOUNGE**

14'11 x 15'1

Cosy lounge with multi-fuel stove, laminate flooring, triple glazed UPVC window to the front, beamed ceiling and door gives access to stairs leading to the basement.

## **GALLEY KITCHEN**

9'9 x 7'2

The kitchen has a range of wall and base units, solid wood butchers block work surfaces, inset sink and drainer, fitted electric oven and hob with extractor fitted above. Integrated dishwasher, wall mounted boiler, plumbing for a washer, radiator and window to the side UPVC double glazed.

## **FIRST FLOOR LANDING**

Doors lead off to the two bedrooms and the house bathroom.

## **BEDROOM ONE**

11'8 x 9'1

Double bedroom with a triple glazed window to the front UPVC and a radiator.

## **BEDROOM TWO**

8'11 x 12'4

Double bedroom with a triple glazed window to the front UPVC and a radiator.

## **BATHROOM**

10'1 x 7'3

Fabulous four piece bathroom suite with free standing roll top bath, separate shower cubicle, low flush WC and wash hand basin with vanity storage. Fitted extractor, heated towel rail and radiator with a window to the side UPVC double glazed.

## **BASEMENT**

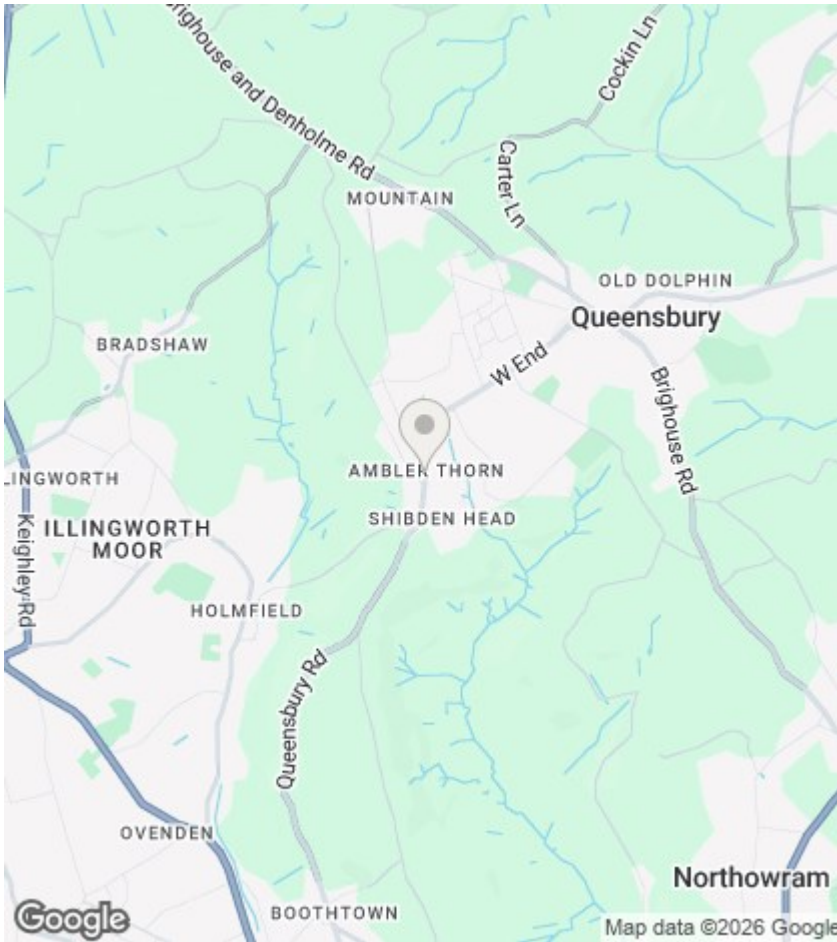
Useful basement ideal for storage.

## **EXTERNALLY**

To the rear of the property is a small yard with hanging rights for laundry. On Road Parking







## Directions

From our office on Queensbury high street head west on the A647 towards the CO-OP and continue for 0.8 miles where the property can be found on the right identified by our For Sale board.

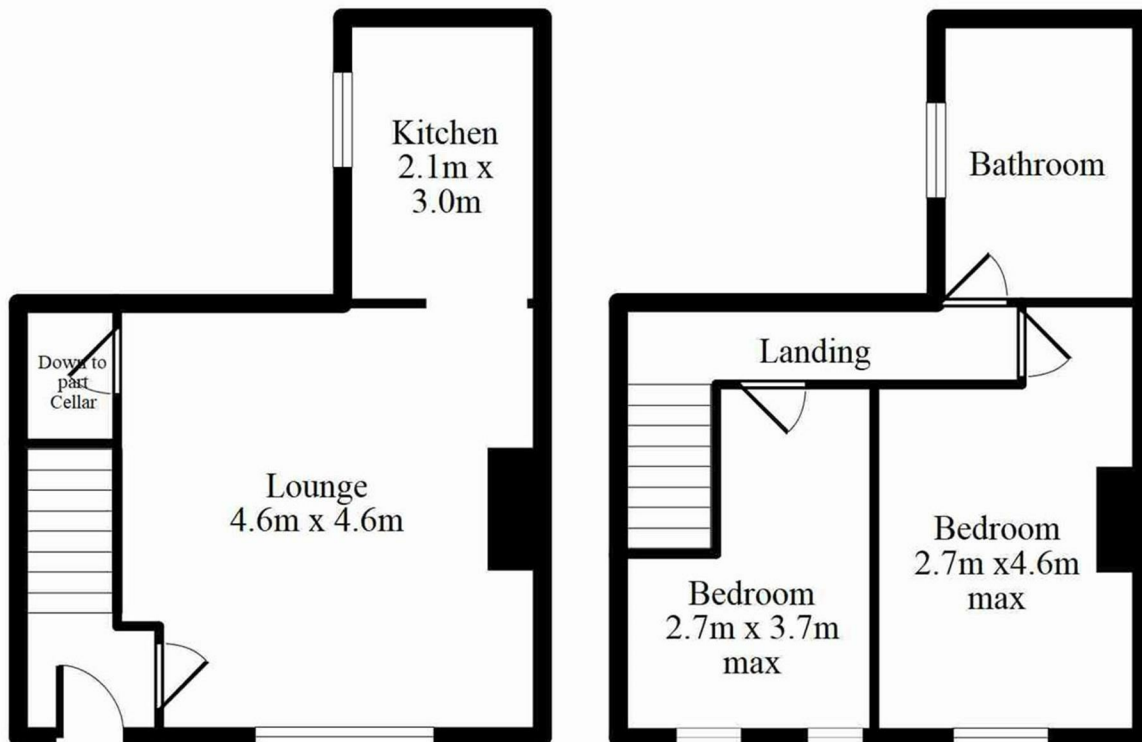
## Viewings

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			84
(69-80) C			
(55-68) D		55	
(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 2023