



## 13 Calder Bank, Queensbury, Bradford, BD13 1BY

Offers Over £185,000

- GEORGIAN COTTAGE
- STUNNING RURAL VIEWS TO THE REAR
- LOVELY GARDEN TO THE REAR
- TWO LARGE CELLAR ROOMS
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- TWO/ THREE BEDROOMS
- LOUNGE & SEPARATE DINING KITCHEN
- MODERN BATHROOM WITH WALK IN SHOWER
- DECEPTIVELY SPACIOUS
- IDEAL FAMILY HOME



## 13 Calder Bank, Bradford BD13 1BY

This delightful Georgian cottage is deceptively spacious, with lounge & dining kitchen, TWO LARGE CELLAR ROOMS, two/ three bedrooms, modern bathroom with walk in shower and lovely garden to the rear. This property offers good family size accommodation with potential to convert the cellar rooms into further accommodation, subject to the relevant permissions. One of the standout features of this cottage is the STUNNING VIEWS TO THE REAR, which can be enjoyed from various vantage points within the home. Despite its quaint exterior, the cottage is deceptively spacious, providing ample room for comfortable living.



Council Tax Band: A



## **ENTRANCE PORCH**

Front entrance door, UPVC windows, tiled flooring, stained glass doors through to the lounge.

## **LOUNGE**

14'9 x 13'04

Feature fire surround with fitted gas fire, central heating radiator, window to the front.

## **DINING KITCHEN**

12'08 x 11'05

High quality kitchen with fitted base & wall units, contrasting granite work surfaces, complementary splashbacks, integrated appliances to include; dish washer, fridge, cooker, hob, extractor. One and a half stainless steel sink & drainer with mixer tap, tiled flooring, space for a dining table & chairs, central heating radiator, windows to rear and side with stunning views, Stairs to cellar rooms.

## **CELLAR ROOM ONE**

11'0 x 10'1

This room is currently used as a utility room. Tiled flooring, fitted base units, Belfast sink, plumbing for a washing machine, boiler (with full service history) window to the front, door to the side, under stairs storage. Fully tanked & lined with power & light.

## **CELLAR ROOM TWO**

13'3 x 11'08

Currently used for handy storage/ work shop. Tiled flooring, two original stone plinths currently used for shelving. Fully tanked & lined with power & light.

## **BOOT ROOM**

This is the rear entrance to the property via the cellar, with external door, tiled floor, stone plinth. Currently used as further storage.

## **FIRST FLOOR LANDING**

### **BEDROOM ONE**

14'4 x 13'7

Range of fitted wardrobes to three walls with matching bedside drawers & dressing table (leaving a gap for a king size bed), central heating radiator, window to the front.

## **HOUSE BATHROOM**

9'2 x 6'5

Fully tiled bathroom suite with walk in shower cubicle, glass shower screen, power shower, low flush WC, wash basin set in a vanity unit, central heating radiator and central heated towel rail, window to the rear.

## **STUDY/ OCCASIONAL BEDROOM**

12'6 x 6'4

Having a staircase leading to the second bedroom this room would make an ideal home office or occasional bedroom. Two windows to rear and side, fitted shelving, central heating radiator.

## **BEDROOM TWO**

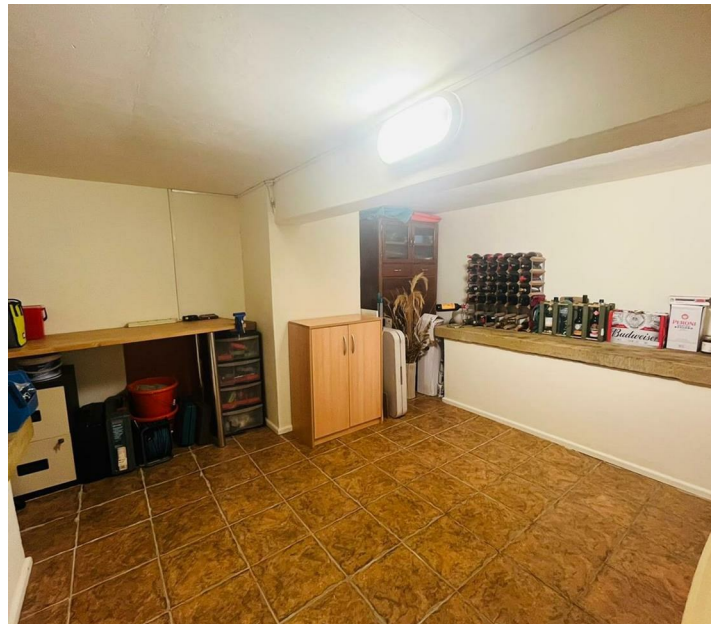
13'6 x 11'5

Under eaves storage to both sides with lighting, fitted wardrobe, two Velux windows, window to the side.

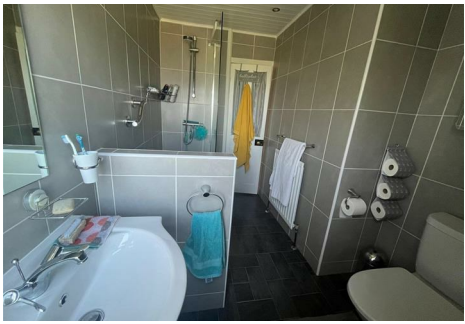
## **EXTERIOR**

To the front is a lovely cottage garden with paving ideal for potted plants & hanging baskets, outside water tap. To the rear is a good size garden with paving, garden shed/ summer house with power, flower & shrub borders, fence & hedge boundaries. outside water tap.

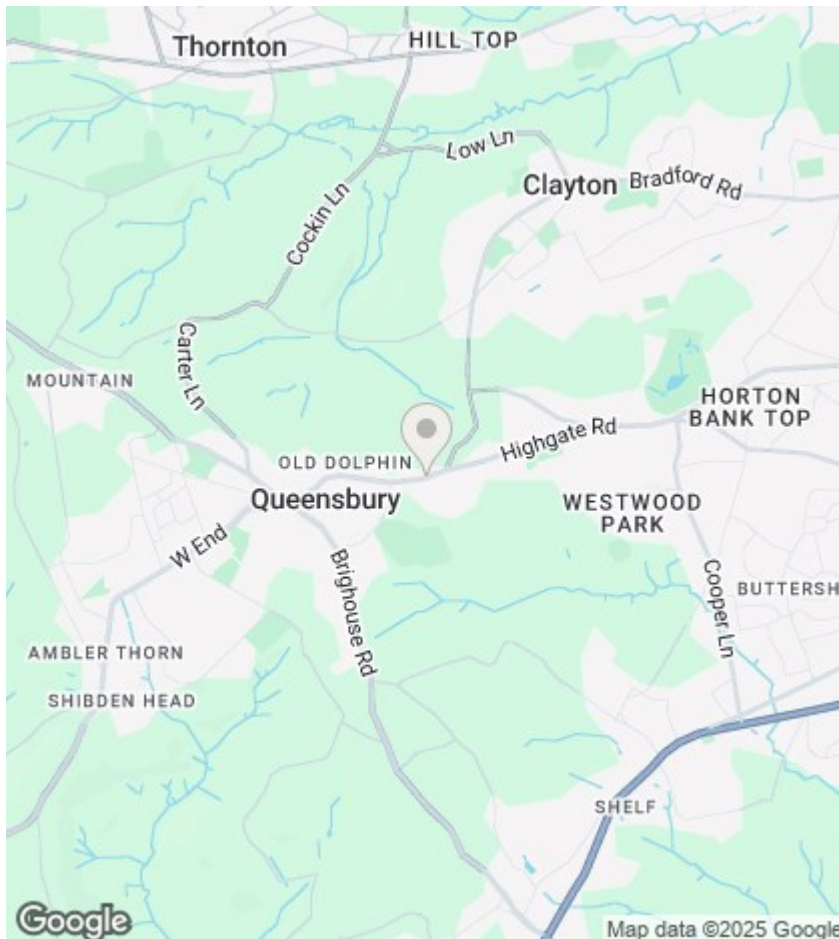












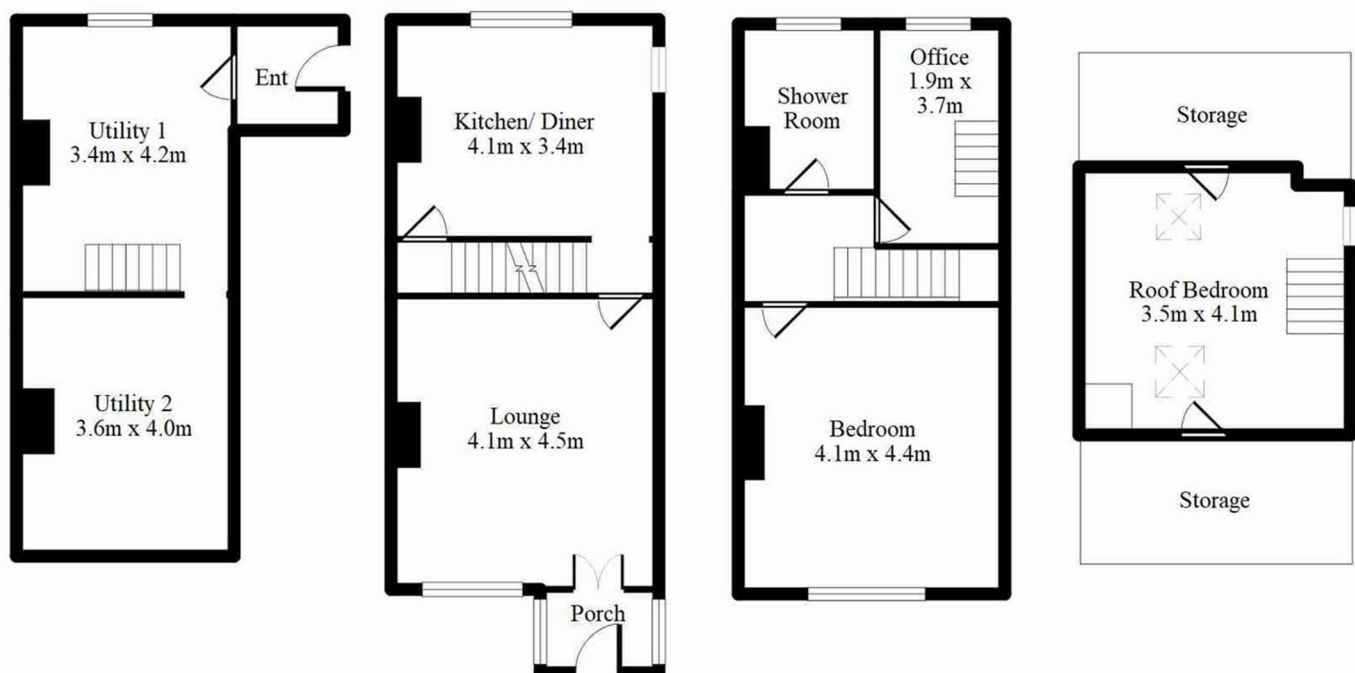
## Directions

## Viewings

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

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 2025