



## 5 Dolphin Terrace, Queensbury, Bradford, BD13 2DS

£270,000

- SUBSTANTIAL STONE BUILT END TERRACE SET OVER FOUR FLOORS
- TWO RECEPTION ROOM
- DRIVEWAY PARKING FOR 4+CARS
- STUNNING OPEN VIEWS TO THE REAR
- CELLAR OFFERING POTENTIAL
- THREE - FOUR DOUBLE BEDROOMS
- TWO ENSUITE SHOWER ROOMS
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN
- WELL PRESENTED THROUGHOUT

# 5 Dolphin Terrace, Bradford BD13 2DS

**\*\* LARGE STONE BUILT END TERRACE \*\* SET OVER FOUR FLOORS \*\* THREE - FOUR DOUBLE BEDROOMS \*\* THREE BATHROOMS \*\* REAR GARDEN & PARKING FOR SEVERAL CARS \*\*** Bronte Estates are delighted to offer for sale this unique and deceptively spacious property on the Ambler Thorn side of Queensbury. Definitely a property that must be viewed internally to be fully appreciated. Boasting two ensuites, two reception rooms, two juliet-balconies, stunning views to the rear and private parking for four cars. Ideal for a growing family and offering 'ready to move' in accommodation. Briefly comprising of; ground floor - two reception rooms, lower ground floor - dining kitchen, WC & a storage/cellar room, first floor - two double bedrooms, one with an en-suite plus the family bathroom, second floor - master bedroom with a large dormer floor to ceiling window and a further en-suite. Driveway to the side/rear with parking for up to four cars and an enclosed lawned garden. Early viewing is advised.



Council Tax Band: A



## Ground Floor

### Vestibule

Door to the lounge.

### Lounge

14'8 x 14'6

Period style gas fire with decorative tiled inlay and a pine surround, window to the front elevation and a central heating radiator.

### Sitting Room / Bedroom Four

14'6 x 11'7

Exposed stone fireplace recess, window to the rear and a Juliet balcony with French doors enjoying the open views. Could be used as a fourth bedroom if required.

## Lower Ground Floor

### Dining-Kitchen

14'6 x 11'7

A well proportioned dining kitchen with a range of fitted base and wall units, circular stainless steel sink & drainer, plumbing for a washing machine and integrated appliances including a dishwasher, double electric oven with two grills and a gas hob. Window and exterior stable door to the rear elevation, radiator and the combi central heating boiler.

### WC

Tiled floor, low flush WC and a hand washbasin.

### Cellar

14'5 x 10'5

Window to the front elevation. Currently used for storage but offering potential to create further living space.

## First Floor

### Bedroom One

12'9 x 11'8

Fitted double wardrobe with storage above, feature cast iron fireplace, window to the front elevation and a central heating radiator. Door to:

### Ensuite

Travertine tiling to the walls and floor, rainfall shower with a glass sliding door, low suite WC, washbasin with storage below and an LED wall mirror.

### Bedroom Two

11'7 x 8'8

Solid wood flooring, window to the rear and a Juliet Balcony with French doors. Central heating radiator.

### Family Bathroom

An impressive bathroom with stunning marble wall tiling and vinyl floor. Carrera marble bowl style washbasin set on a granite plinth, low suite WC and a whirlpool jacuzzi bath with rainfall shower over. Feature heated towel rail and a window to the rear elevation.

## Second Floor

### Bedroom Three

15'3 x 12'1

A stunning bedroom enjoying floor to ceiling windows that open inwards with breath-taking rural views right down the Shibden valley across to Emley Moor. Two double fitted wardrobes, central heating radiator and open to:

### Ensuite

Travertine wall and floor tiling, plus a unique solid travertine washbasin, low suite WC and a rainfall multi-jet shower with glass folding door.

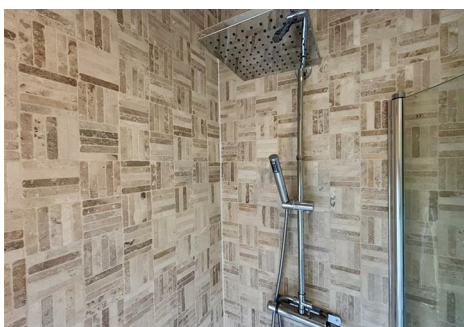
### External

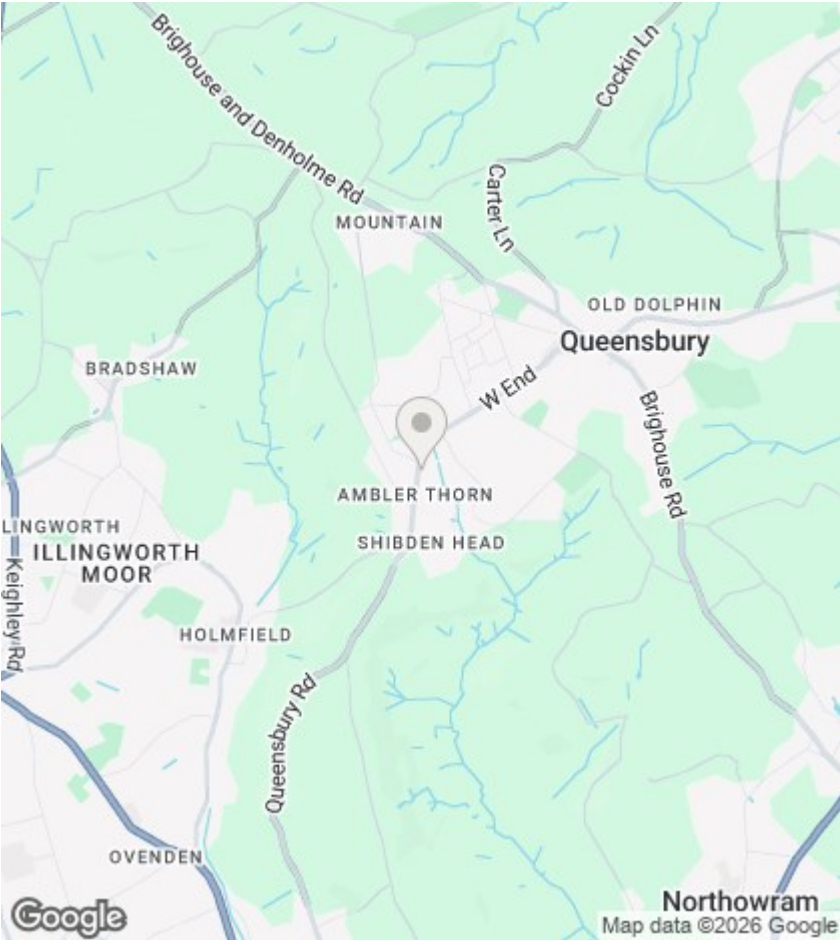
To the front of the property is a small garden area with wrought iron fence and gate. The driveway to the side belongs to the property and leads down to parking for several cars, a paved patio seating area, outside tap and a further enclosed, private lawned garden adjoining open fields to the rear.

### Please Note

Energy Certificate and Floor Plan to follow.







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) A                                 |                                                                                                               |           |
| (81-91) B                                   |                                                                                                               |           |
| (69-80) C                                   |                                                                                                               |           |
| (55-68) D                                   |                                                                                                               |           |
| (39-54) E                                   |                                                                                                               |           |
| (21-38) F                                   |                                                                                                               |           |
| (1-20) G                                    |                                                                                                               |           |
| Not energy efficient - higher running costs |                                                                                                               |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |