



4 Dolphin Terrace, Queensbury, Bradford, BD13 2DS

£220,000

- THREE BEDROOM MID-TERRACE
- POPULAR LOCATION
- DISTANT RURAL VIEWS TO THE REAR
- BASEMENT OFFERING POTENTIAL
- GAS CH & UPVC DG
- DECEPTIVELY SPACIOUS
- SET ACROSS FOUR LEVELS
- OFF-ROAD PARKING & REAR GARDEN
- WELL PRESENTED THROUGHOUT
- A LOVELY FAMILY HOME

4 Dolphin Terrace, Bradford BD13 2DS

**** IMPRESSIVE THREE BEDROOM TERRACE ** SET OVER FOUR LEVELS ** TASTEFULLY APPOINTED ** STUNNING VIEWS TO THE REAR ** OFF-ROAD PARKING **** This lovely terrace property at the Ambler Thorn side of Queensbury really must be viewed to be fully appreciated. There are breathtaking open views to the rear along with off-road parking and a garden backing on to open fields. Well presented throughout and briefly comprising of: Entrance Hall, Dining Kitchen, two Cellar rooms, two first floor Bedrooms, Bathroom and a large attic Bedroom. Be quick with this one!



Council Tax Band: A



Ground Floor

Entrance Hall

Door to the kitchen.

Dining Kitchen

14'7 x 14'7

A spacious dining kitchen that is definitely the heart of the home! Fitted with a range of base and wall units, laminated working surfaces and splash-back wall tiling. Range cooker with five gas rings, two ovens, grill and plate warmer drawer, along with plumbing for a dishwasher and a stainless steel sink and drainer. There is a window to the front elevation, dark oak effect laminate flooring and a central heating radiator. There is plenty of space for a dining table and a comfy chair!

Living Room

14'7 x 11'8

A large window to the rear enjoys perfect distant views across open fields towards Emley Moor. Smeg flueless wall mounted gas fire, picture rail and a central heating radiator.

Lower Ground Floor

Utility Room / Reception Room

14'5 x 11'5

A versatile room with a window to the rear elevation and access to the garden and parking at the back of the house. There is plumbing for a washing machine, space for a tumble dryer and a central heating radiator. Also housing the central heating boiler that the owner informs us is less than two years old. This useful space could create a fourth bedroom or be used as a home office, play room or for storage.

Store Room

14'4 x 6'8

Central heating radiator, power and light.

First Floor

Landing

Landing area with doors off to all bedrooms and the bathroom.

Bedroom One

14'7 x 12'5

A good-sized master bedroom with a range of fitted cupboards and a walk-in wardrobe. There is a UPVC sash window to the front elevation, picture rail, large ornate ceiling rose and a central heating radiator.

Bedroom Two

11'9 x 8'9

Window to the rear with lovely open views and a central heating radiator.

Bathroom

A three piece white bathroom suite comprising of a panelled bath with a mains powered shower over, low flush WC and a large pedestal washbasin. Chrome heated towel rail and a window to the rear, again enjoying the open aspect.

Second Floor

Bedroom Three

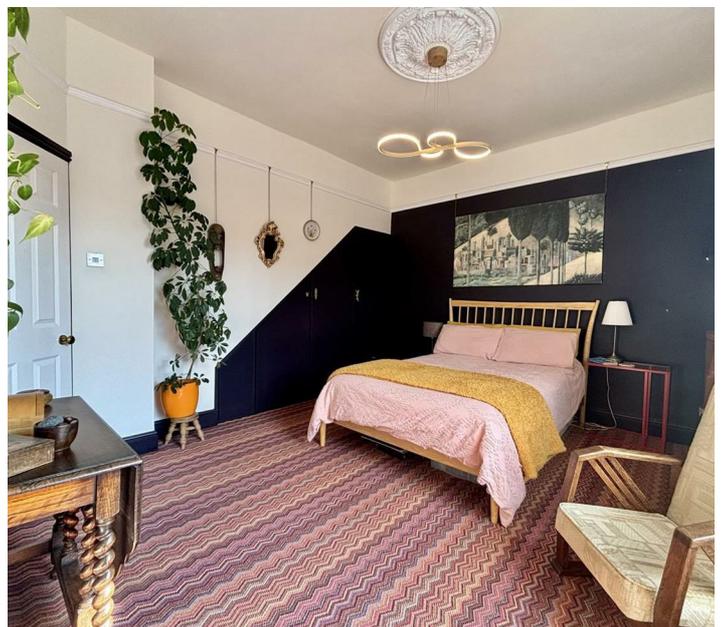
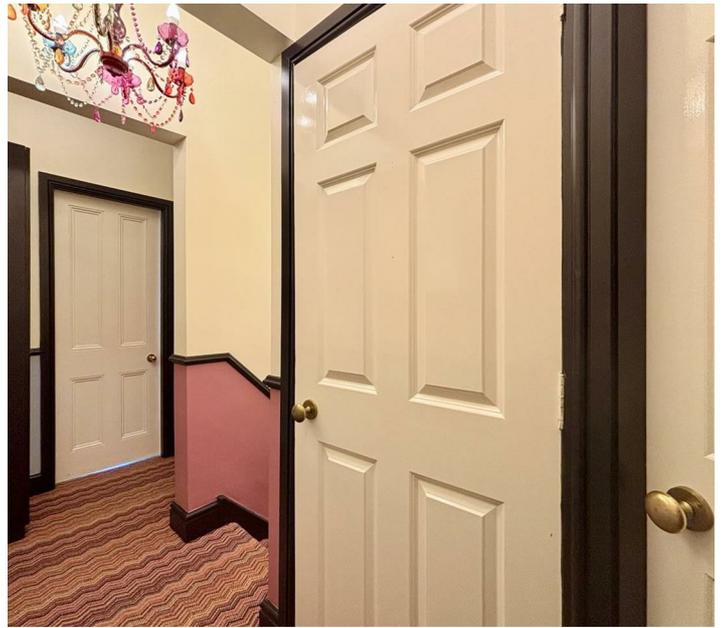
16'5 x 12'5

A good sized attic bedroom with three roof windows, a central heating radiator and access to storage in the eaves.

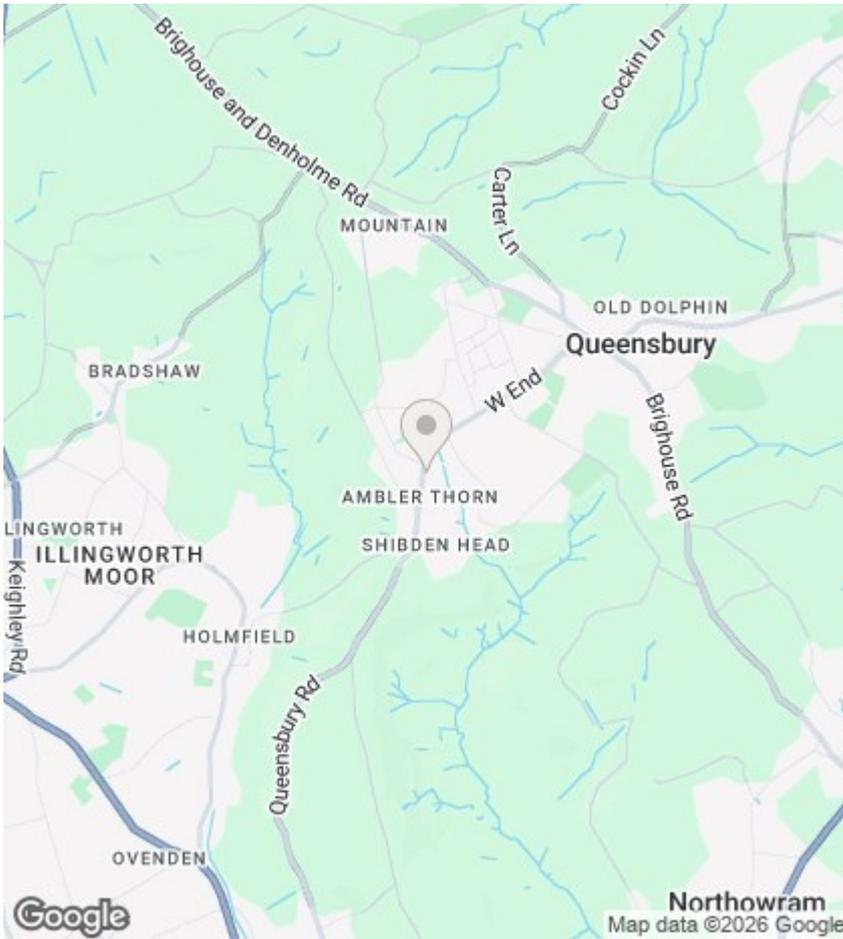
External

To the front of the property is a small paved garden with a wrought iron fence & gate. To the rear is a paved area providing an off road parking space and a further private garden beyond, consisting of a lawn, flower beds, a range of mature shrubs and a garden shed.

EPC & floor plan to follow







Directions

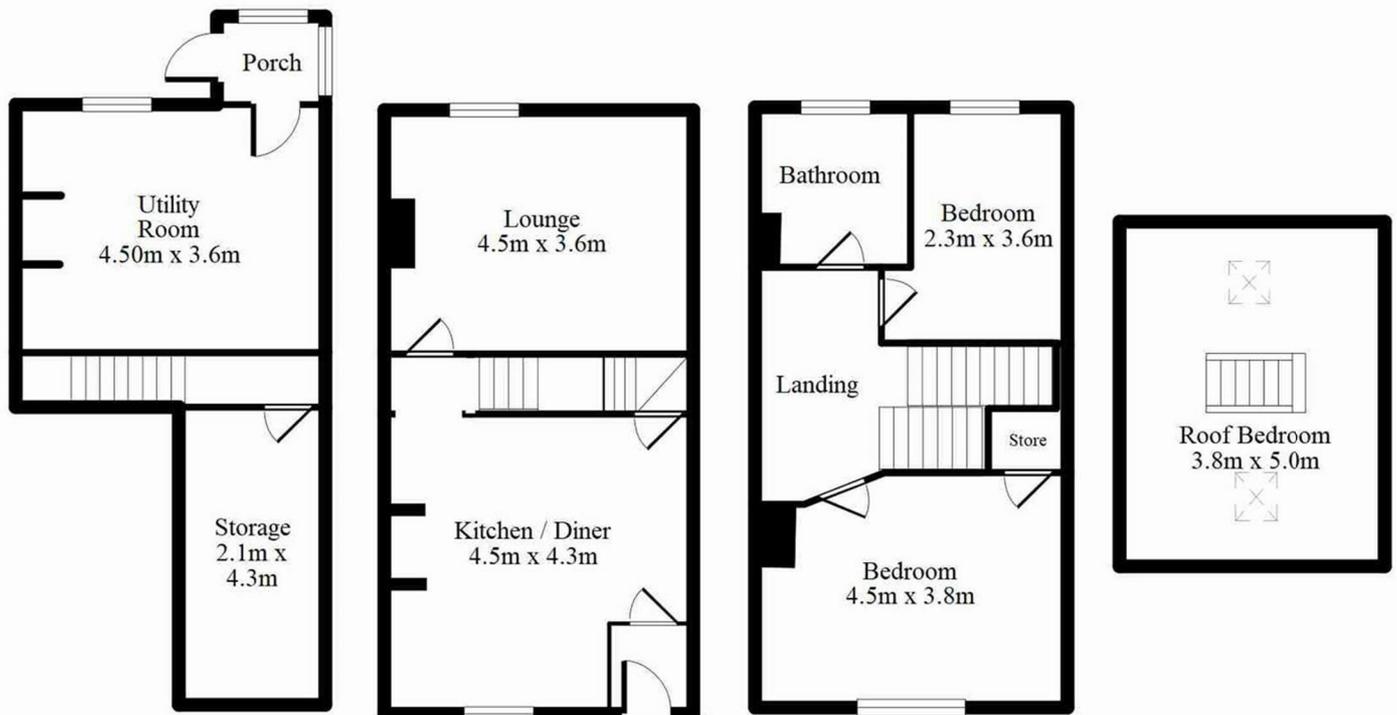
Viewings

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

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		82
(69-80)	C	71	
(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	



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