



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

£215,000

- 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

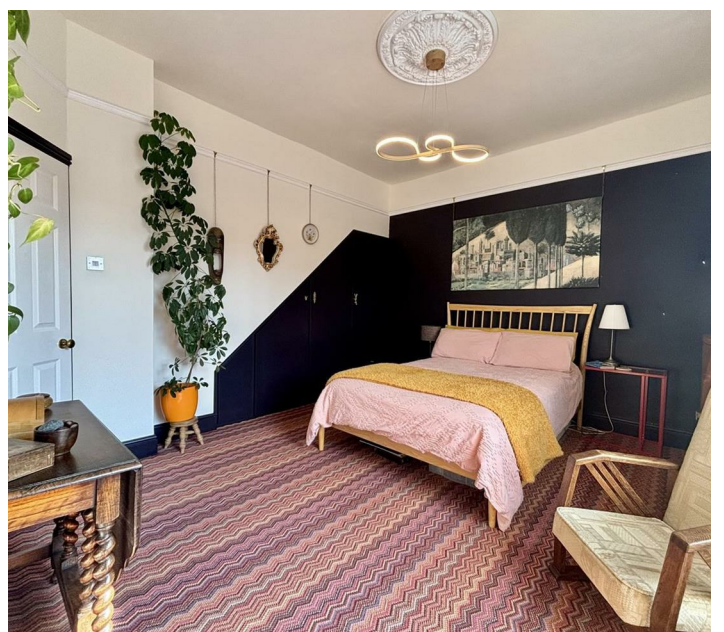
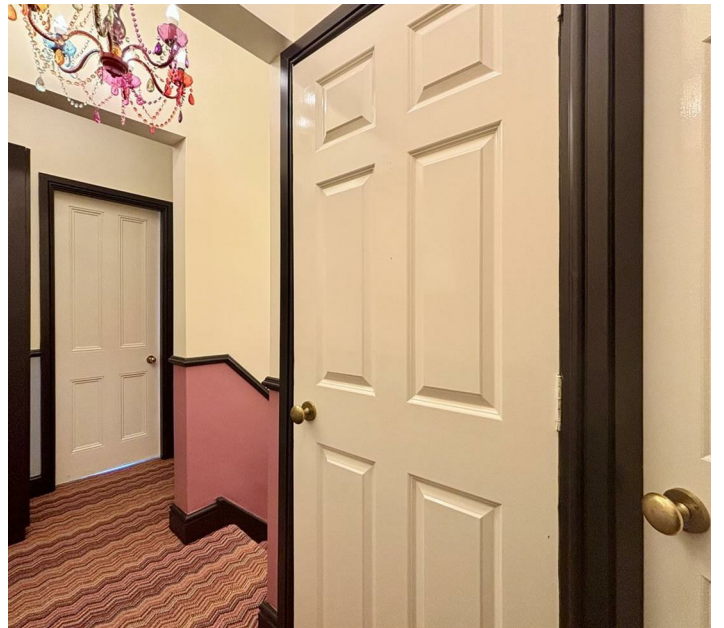
A good sized attic bedroom with three roof windows, a central heating radiator and access to storage in the eaves.

## 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

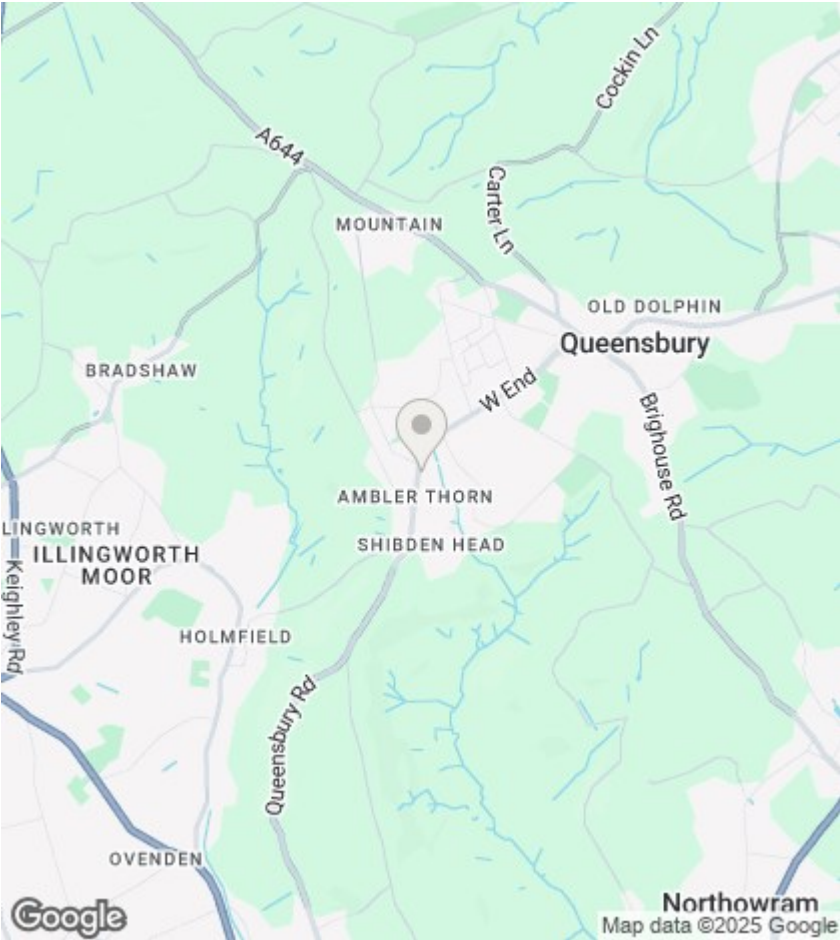












Directions

Viewings

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

EPC Rating:

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 