bronte estates









26 Dunmore Avenue, Queensbury, Bradford, BD13 2FG

£290,000

- MODERN THREE BEDROOM DETACHED
- CUL-DE-SAC POSITION
- CONSERVATORY TO THE REAR
- IMPRESSIVE BATHROOM & ENSUITE
- TWO AIR CONDITIONING UNITS
- AVAILABLE WITH NO CHAIN
- TWO RECEPTION ROOMS
- OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- GAS CH & UPVC DG

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

26 Dunmore Avenue, Bradford BD13 2FG

** MODERN THREE BEDROOM DETACHED ** CUL-DE-SAC POSITION ** TWO RECEPTION ROOMS ** THREE DOUBLE BEDROOMS ** CONSERVATORY ** MASTER WITH ENSUITE ** OFF-ROAD PARKING **
Bronte Estates are pleased to list for sale this well presented detached property located in a desirable position in Queensbury. To the ground floor is an entrance hall, lounge-diner with an archway to a further sitting room or playroom, kitchen and a conservatory. To the first floor are three double bedrooms, ensuite and a family bathroom. Open plan garden & driveway to the front and an enclosed, child friendly rear garden. Available with NO CHAIN. Arrange your viewing now!

3 2 2 D

Council Tax Band: D







Entrance Hall
Window to the side elevation, central heating radiator and a door to the lounge.

Lounge - Diner
23'2 x 10'10
A spacious reception room with an opening to a further sitting room, stairs off to the first floor, two central heating radiators and a window to the front elevation. French doors to the rear lead to the conservatory and a modern fire surround houses a living lame gas fire with a marble inlay & hearth (not tested).

Sitting Room/Play Room
13'8 x 9'8
Window to the front elevation, air conditioning unit providing hot or cold air and a central heating radiator.

Kitchen
11'0 x 9'8
Fitted with a range of base and wall units with granite work surfaces over, inset sink with mixer tap and a double range oven with two ovens, grill and five gas rings, extractor above. Tiled floor, under-stairs storage area, central heating radiator and a door to a small utility room. Door to the rear garden and a window to the rear elevation.

Utility
Plumbing for a washing machine and space for a tall fridge-freezer.

Conservatory
13.0 x 9'10
White UPVC conservatory with an air conditioning unit providing hot or cold air and French doors leading out to the rear garden.

First Floor Landing
Doors off to the bedrooms and bathroom, airing cupboard and a drop-down ladder to the loft space.

Bedroom One
14'7 x 9'9
Window to the rear elevation, central heating radiator, two double fitted wardrobes, drawers and bedside cabinets.

Ensuite
A fully tiled shower room consisting of a walk-in rainfall shower with glass sliding door, pedestal washbasin and a low flush WC. Tiled floor, window to the rear and a copper coloured heated towel rail.

Bedroom Two
9'9 x 8'6
Window to the front elevation and a central heating radiator.

Bedroom Three
9'8 x 8'6
Window to the front elevation and a central heating radiator.

Bathroom
A superb family bathroom comprising of a modern free-standing bath with floor mounted taps, circular bowl style washbasin with storage below and wall mounted taps, plus a low flush WC. Fully tiled walls and floor, window to the rear and a modern central heating radiator.

External
To the front of the property is an open plan garden area and off-road parking for two cars. To the rear is an enclosed garden consisting of a paved patio and a larger area with artificial grass, garden shed and secure fenced boundary. Access at one side of the house from/to the front, flower bed and an outside tap.
















KPOP
DEMON HUNTERS


KPOP
DEMON HUNTERS









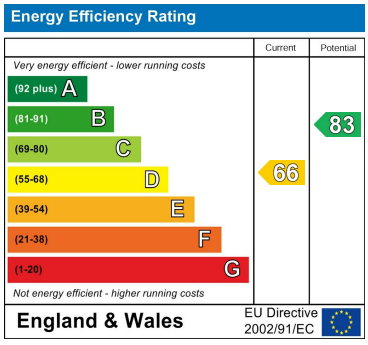
Directions

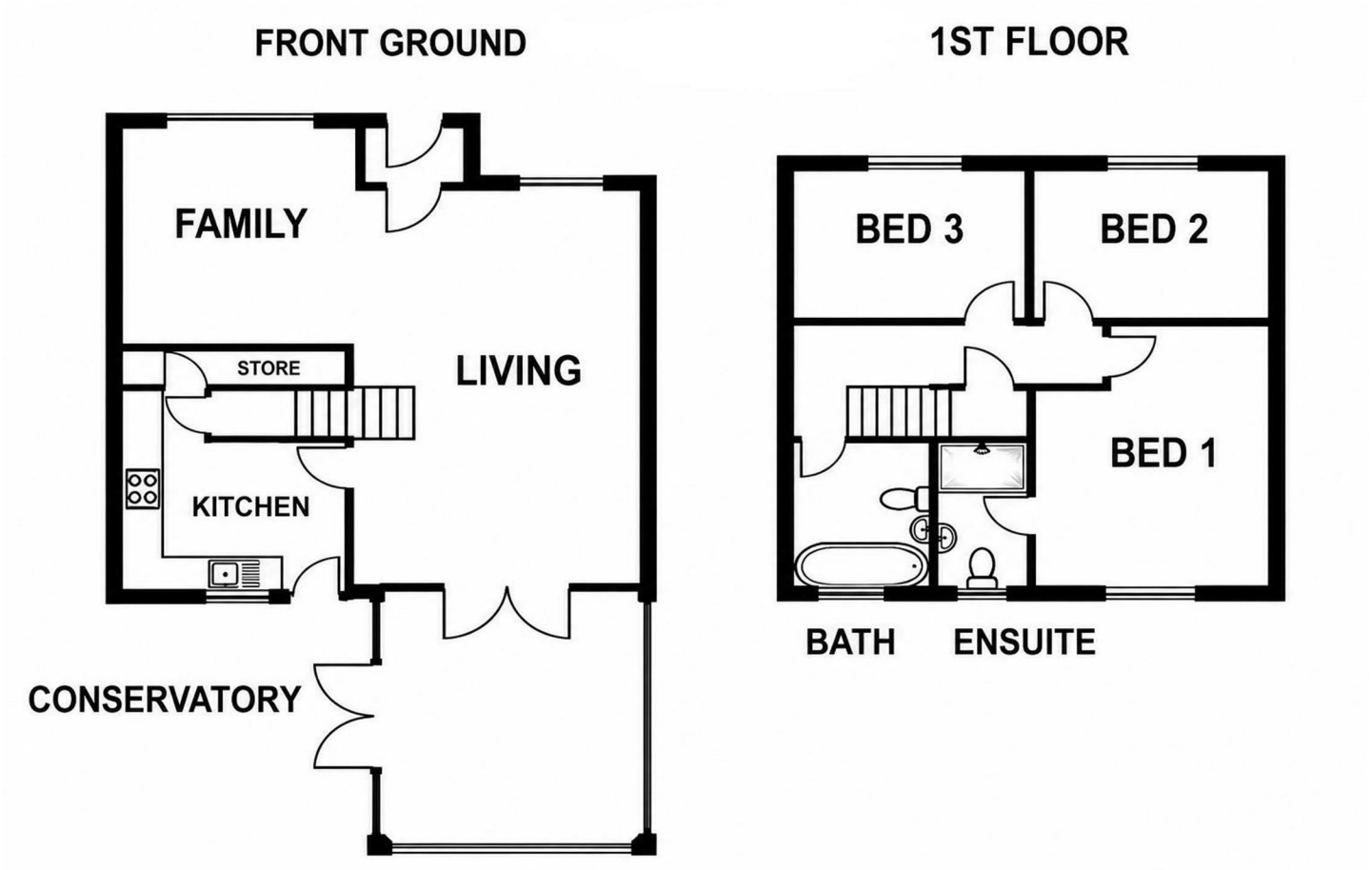
Viewings

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

EPC Rating:

D





11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk