



## 46 Ambler Thorn, Queensbury, Bradford, BD13 2DJ

£230,000

- SPACIOUS THREE BEDROOM MID TERRACE
- THREE DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- 26' LIVING/DINING ROOM
- DELIGHTFUL VIEWS TO THE REAR
- CHARACTER FEATURES
- MASTER BEDROOM WITH DRESSING ROOM
- WELL PRESENTED THROUGHOUT
- MODERN KITCHEN
- ENCLOSED REAR GARDEN



# 46 Ambler Thorn, Bradford BD13 2DJ

**\*\* SUPERB, CHARACTERFUL THREE BEDROOM MID-TERRACE \*\* SET OVER THREE FLOORS \*\*  
BREATHTAKING VIEWS TO THE REAR \*\* WELL PRESENTED THROUGHOUT \*\* DECEPTIVELY SPACIOUS**  
\*\* Bronte Estates are delighted to offer for sale this most impressive mid-terrace property located at Ambler Thorn in Queensbury. This is a really spacious property that has a modern kitchen & bathroom, three double bedrooms and plenty of space for a growing family. Enjoying an enclosed garden to the rear with uninterrupted views, character features, solid fuel stove and offering 'ready to move in' accommodation. We are expecting a high demand for this lovely family home. View now!



Council Tax Band: C



## Hall

Stairs lead off to the first floor and a door to the living room.

## Living Room

26'8 x 13'1

A large reception room with ample space for dining, sofa's and a study/office area. Windows to the front and side elevations, cast iron solid fuel stove, two central heating radiators and several bespoke fitted cupboards providing a good amount of storage. A great space for family get-together's!

## Kitchen

15'5 x 9'5

A generous fitted kitchen with two windows to the rear making the most of the open outlook and a further two roof windows with integrated blinds, allowing for plenty of natural light. Fitted with a range of base and wall units, laminated work surfaces incorporating a breakfast bar and tiled splash-back's. Integrated appliances include a dishwasher, washing machine, extractor canopy and space for a gas range oven. Central heating radiator, composite sink and drainer and a composite side entrance door to the rear garden.

## First floor

Landing area with stairs off to the second floor and doors to the master bedroom and family bathroom.

## Bedroom One

12'7 x 12'5

Window to the front elevation, two fitted double wardrobes with barn style sliding doors, central heating radiator and being open to:

## Dressing Room

7'5 x 5'4

Fitted with clothes hanging rails and shelving.

## Family Bathroom

12'3 x 8'4

A spacious bathroom with a modern four piece suite comprising of a freestanding modern slipper bath with wall mounted taps, double walk-in rainfall shower, pedestal washbasin and a low flush WC. Two windows to the rear

elevation, laminate flooring, open shelving, airing cupboard and a heated towel radiator.

## Second Floor

An 'L' shaped landing with a window to the side elevation and two roof windows with integrated blinds. Doors off to bedrooms two and three.

## Bedroom Two

14'2 x 9'9

A superb bedroom space with a small Juliet balcony to the front, two roof windows with integrated blinds and a further window to the side elevation. Access to the loft space and a central heating radiator.

## Bedroom Three

12'5 x 9'10

Window to the side elevation and a central heating radiator.

## External

To the front of the property is a small paved garden and to the rear is a larger garden with artificial grass, garden shed and enclosed boundaries. Adjacent to open fields to the rear with stunning long distance views.

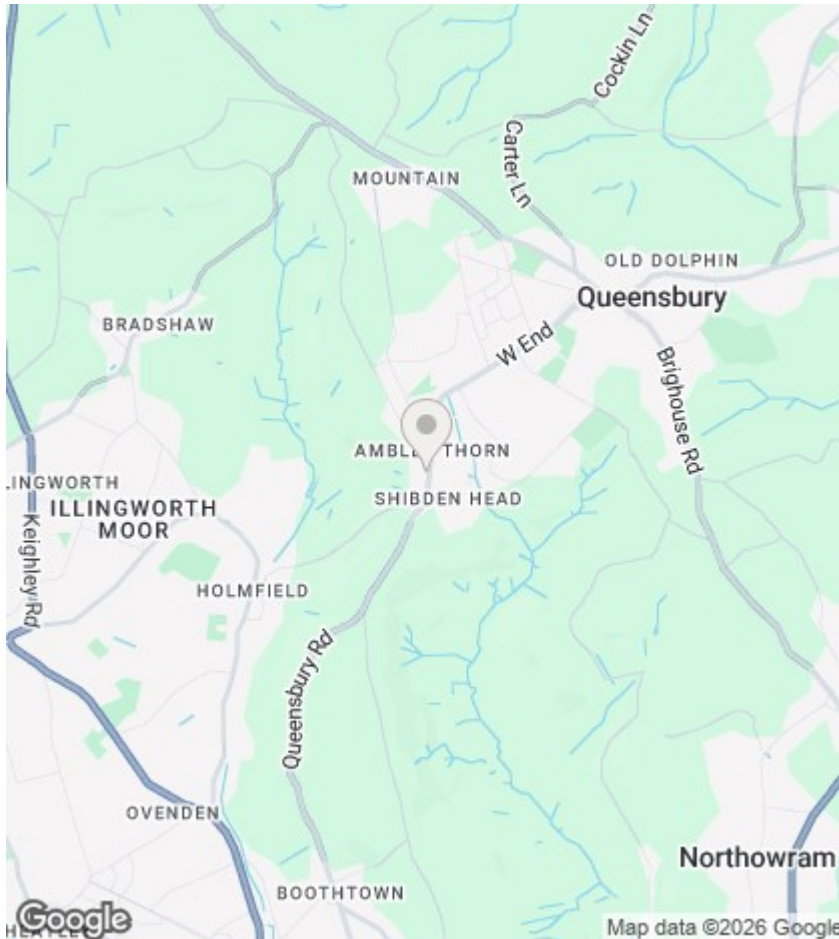












## Directions

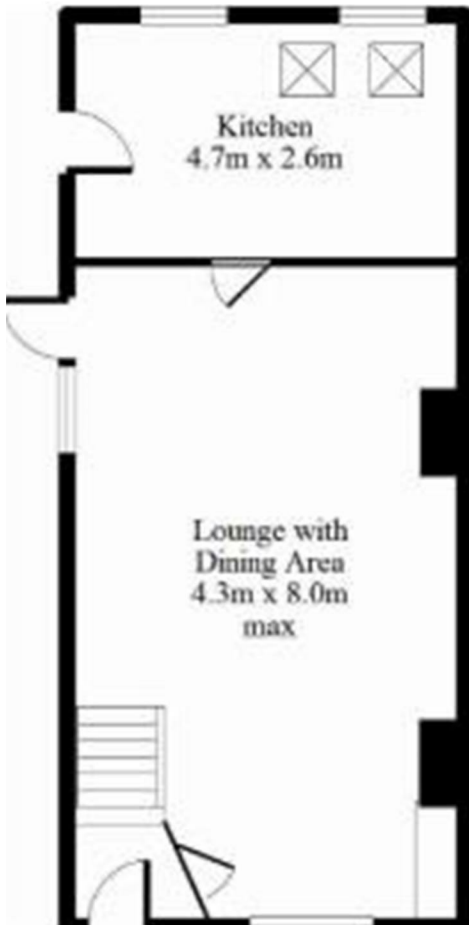
## Viewings

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

## EPC Rating:

D

| Energy Efficiency Rating                    |         |                            |
|---|---------|----------------------------|
|   | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>87</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | <b>64</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<br>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. GZPM(S202)

Note: Due to the slightly irregular nature of the rooms shapes average room sizes have been used.

