



## 1 Prospect Gardens, Queensbury, Bradford, BD13 1FG

Asking Price £190,000

- THREE BEDROOM END TOWN HOUSE
- PARKING FOR TWO CARS PLUS VISITORS BAY
- LOUNGE & DINING KITCHEN
- IDEAL FIRST TIME BUYER PROPERTY
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- MULTI-FUEL BURNING STOVE
- GARDENS FRONT & REAR
- GROUND FLOOR WC
- EASY REACH OF ALL LOCAL AMENITIES
- BOOK A VIEWING TODAY TO AVOID DISAPPOINTMENT

# 1 Prospect Gardens, Bradford BD13 1FG

This well presented END TOWN HOUSE presents an excellent opportunity for small families and first-time buyers alike, with THREE BEDROOMS, lounge with MULTI-FUEL BURNING STOVE, dining kitchen with PATIO DOORS leading out on to the rear decking. There is a small garden to the front and a tiered garden to the rear, PARKING FOR TWO CARS plus visitors bay on the street.

This home is a wonderful canvas for personalisation, allowing you to create a space that truly reflects your style and needs. Whether you are looking to settle down or invest, this property could be the one for you. DONT MISS OUT, call the office to book a viewing today.



Council Tax Band: B



## **ENTRANCE HALL**

Front door leading into the entrance hall, stairs to first floor landing and door through to the lounge.

## **LOUNGE**

Good size living space with multi-fuel burning stove, central heating radiator, window to the front elevation, door through to the kitchen.

## **DINING KITCHEN**

Modern range of fitted base & wall units, contrasting work surfaces, one & a half bowl stainless steel sink & drainer with mixer tap, fitted electric oven & four ring gas hob with chimney style extractor above, ceiling spot lights, central heating radiator, window and French doors leading to the rear decked garden, integrated appliances to include dish washer, fridge and freezer.

## **GROUND FLOOR WC**

Low flush WC, pedestal wash basin, extractor fan.

## **LANDING**

Stairs to first floor, access to all three bedrooms & house bathroom, loft hatch with drop down loft ladder.

## **BEDROOM ONE**

Central heating radiator, window to the rear elevation

## **BEDROOM TWO**

Central heating radiator, window to the front elevation.

## **BEDROOM THREE**

Central heating radiator, window to the front elevation.

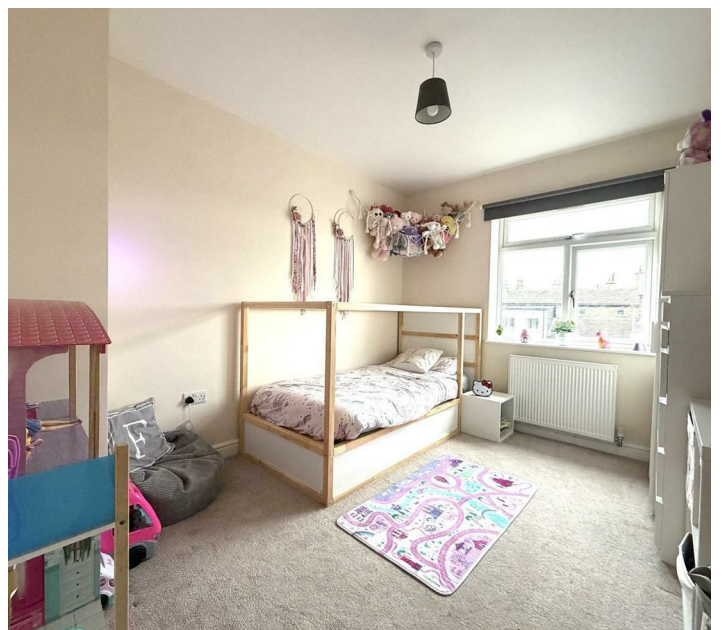
## **BATHROOM**

Modern three piece suite comprising; panelled bath with thermostatic shower above & glass shower screen, wall mounted wash basin set on a vanity unit with storage drawers, low flush WC, shaver sockets, central heated towel rail, window to the rear elevation.

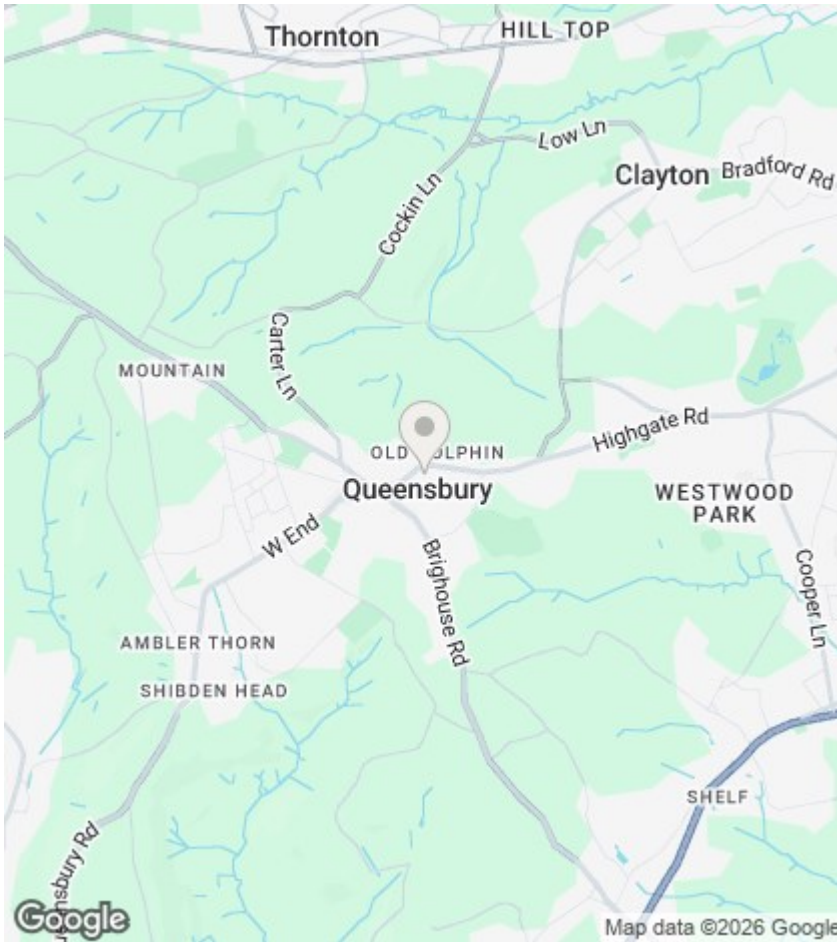
## **EXTERIOR**

Front garden with wall/ fenced boundary, small

shrub garden area, walled bin store in front of the house. Rear garden with fenced boundary, decked seating area out of the French doors from the kitchen, stairs leading to the lawned garden area & bark seating area to the top of the garden, ideal for catching the sunshine throughout the day.







## Directions

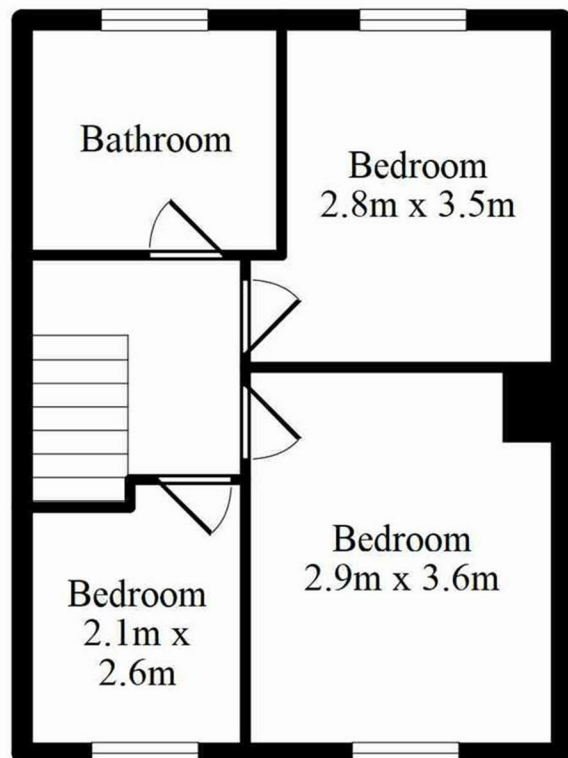
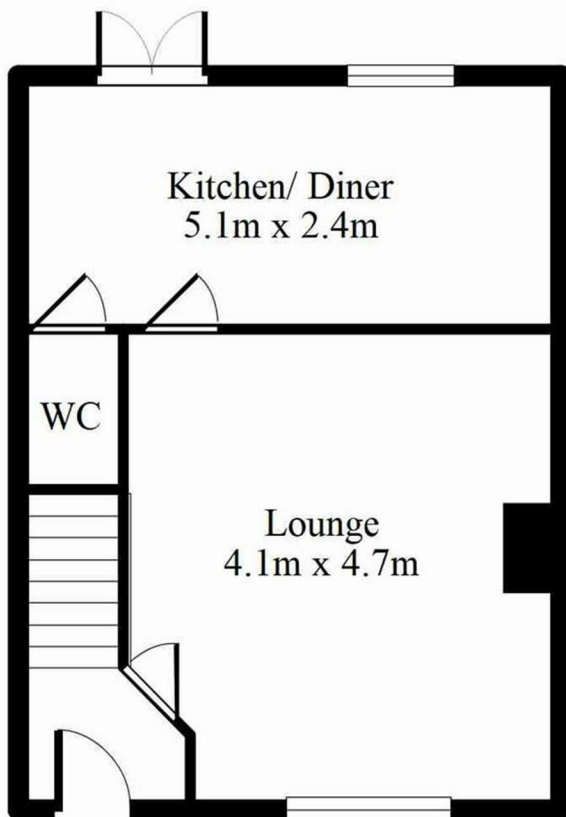
## Viewings

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			88
(69-80) C		77	
(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. GFPMS2026