



13. New Park Road, Queensbury, Bradford, BD13 2HD

£180,000

- SEMI DETACHED TRUE BUNGALOW
- OFF-ROAD PARKING
- GAS CENTRAL HEATING
- GOOD-SIZED GARDENS
- CLOSE TO LOCAL AMENITIES
- TWO DOUBLE BEDROOMS
- SINGLE DETACHED GARAGE
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- EARLY VIEWING ADVISED

13. New Park Road, Bradford BD13 2HD

**** TWO BEDROOM SEMI DETACHED BUNGALOW ** GAS CENTRAL HEATING ** LARGE PLOT**
**** UPVC DOUBLE GLAZING ** DRIVEWAY & GARAGE **** Bronte Estates are pleased to offer for sale this true bungalow on New Park Road in Queensbury. In recent years the property has had a new roof, soffits, gutters and downpipes and is double glazed, plus a combi central heating boiler. Although some cosmetic updating is required, there is scope to add value and create a home to your own taste! There are good-sized gardens to three sides, a detached garage and off-road parking for two cars. Early viewing is advised.



Council Tax Band: C



Hallway

The side UPVC entrance door leads into the hallway with doors off to all rooms, access to the loft space, airing cupboard and a central heating radiator.

Lounge

11'7 x 11'7

Gas fire, window to the front elevation and a central heating radiator.

Kitchen

10'8 x 8'6

Fitted with a range of base and wall units, laminated work surfaces and splash-back wall tiling. Gas cooker point, plumbing for a washing machine and a stainless steel sink and drainer. There is a window to the rear elevation, a pantry and a central heating radiator.

Bedroom One

11'7 x 11'6

Window to the front elevation and a central heating radiator.

Bedroom Two

9'9 x 9'8

Window to the rear elevation, boiler cupboard and a central heating radiator.

Bathroom

A white bathroom suite comprising of a panelled bath with shower taps, plus an electric shower over, pedestal washbasin and a low flush WC. Part tiled walls, window to the rear elevation and a central heating radiator.

Loft

A part boarded loft providing additional storage space. Accessed via a drop down ladder from the hallway.

External

To the front and side of the property is an open plan driveway with parking for two cars, lawn, mature shrubs and trees. A slope/ramp leads to the side door. To the rear of the property is a private enclosed garden with mature planting, shrubs, trees, a lawn greenhouse and a garden shed. Due to the size of the gardens, there may be potential to extend the property to the

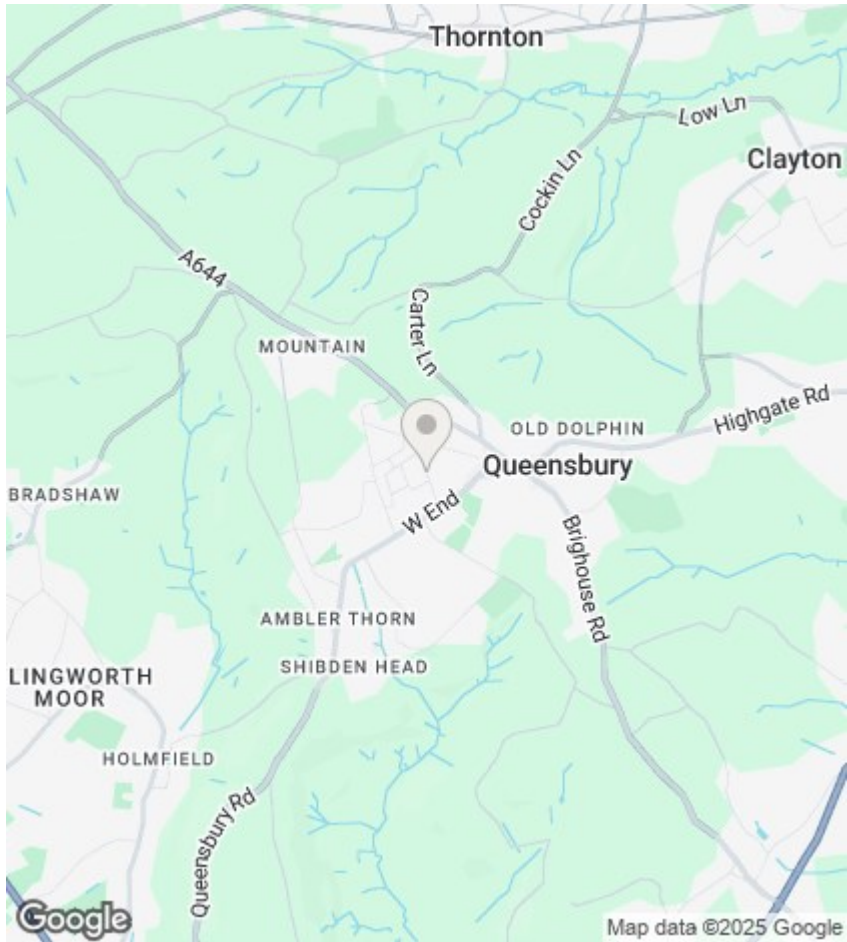
side/rear, subject to the new owner securing the required planning consents.

Garage

To the side of the property is a detached single garage with double doors, plus a side entrance door.







Directions

From our office on Queensbury High Street head in the Halifax direction, passing the CO-OP on your right and the church on your left. Shortly after the church turn first right on to New Park Road and the property can be found on your left.

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) A		87
(81-91) B		
(69-80) C	66	
(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