



**24 Parkway, Queensbury, Bradford, BD13 2HJ**

**£240,000**

- SEMI DETACHED BUNGALOW
- MODERN DINING KITCHEN
- SINGLE GARAGE AND DRIVEWAY
- GAS CENTRAL HEATING
- GREAT OUTDOOR SPACE
- THREE BEDROOMS
- FULLY TILED SHOWER ROOM
- DESIRABLE CORNER POSITION
- UPVC DOUBLE GLAZING
- EARLY VIEWING ADVISED

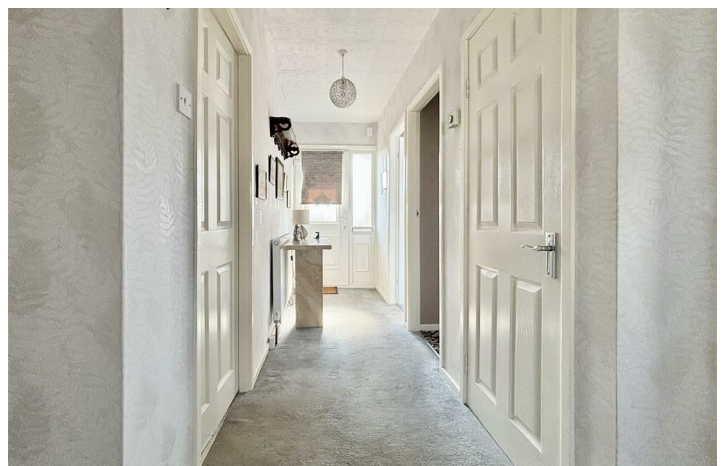


# 24 Parkway, Bradford BD13 2HJ

**\*\* SPACIOUS THREE BEDROOM SEMI DETACHED BUNGALOW \*\* LARGE CORNER PLOT \*\* GARAGE & DRIVEWAY \*\* MODERN FITTED KITCHEN & BATHROOM \*\* POPULAR LOCATION \*\*** We are expecting a high demand for this true bungalow, located in a good position in Queensbury. Although the property may need some updating here and there, it benefits from a modern fully fitted kitchen with centre island, a modern shower room, gas central heating, UPVC double glazing and has been well maintained throughout. The spacious corner plot offers potential for a conservatory or side extension STPP. Briefly comprising of: Entrance Hall, Lounge, Dining-Kitchen, three Bedrooms & Bathroom. Early viewing is advised.



Council Tax Band: C



### Entrance Hall

The front entrance door opens into a good-sized 'T' shaped hallway with doors off to all rooms. Central heating radiator and a cloakroom that gives access to a part-boarded loft space.

### Lounge

13'7 x 11'1

Window to the front elevation, marble fireplace with an inset living flame gas fire and a central heating radiator.

### Dining Kitchen

11'0 x 10'11

A modern shaker style fitted kitchen with a good range of fitted cabinets, central island unit and a breakfast bar. Integrated appliances include and electric double oven, five-ring gas hob, extractor and a washing machine. There are windows to the side and rear elevations, door to the rear garden and a cupboard housing the central heating boiler.

### Bedroom One

12'1 x 9'6

Window to the front elevation and a central heating radiator.

### Bedroom Two / Dining Room

10'8 x 9'8

Window to the rear elevation and a central heating radiator. Currently used as a dining room.

### Bedroom Three

12'1 x 6'0

Window to the side elevation and a central heating radiator.

### Bathroom

A modern white bathroom suite comprising of a double width shower cubicle with glass door and an electric shower, pedestal washbasin and a low flush WC. Fully tiled walls, central heating radiator, window to the rear and a useful airing cupboard with a further radiator.

### External

The property sits on a corner plot with enclosed wrap-around gardens to the three sides. Mainly laid to lawn, with flowerbeds, mature shrubs and

plants, a paved patio and hedge boundary. To the rear is a detached single garage with 'up and over' door, power supply, window and a side entrance door, plus a driveway offering off-road parking.

### EPC & Floorplan to follow

#### Additional information

When placing an offer, please bear in mind that we cannot list the property as sold until we have seen full proof of funding, and you have completed our digital ID checks for anti-money laundering purposes. Our digital ID checks include a small fee as they are done through a third party; we ask for your cooperation at this stage to ensure there will be no delays in agreeing a sale.

While we take extra care in making our sales particulars accurate and reliable, they are only a general guide and are to be used as such. Should you have any further questions on the property, please do not hesitate to contact the office via phone, email or in person and we will be more than happy to help you the best we can.

Our floor plans and measurements are created with utmost precision to the best of our ability; however, we cannot guarantee all measurements will be 100% accurate. You must verify the dimensions carefully before ordering any built-in furniture, carpets etc.

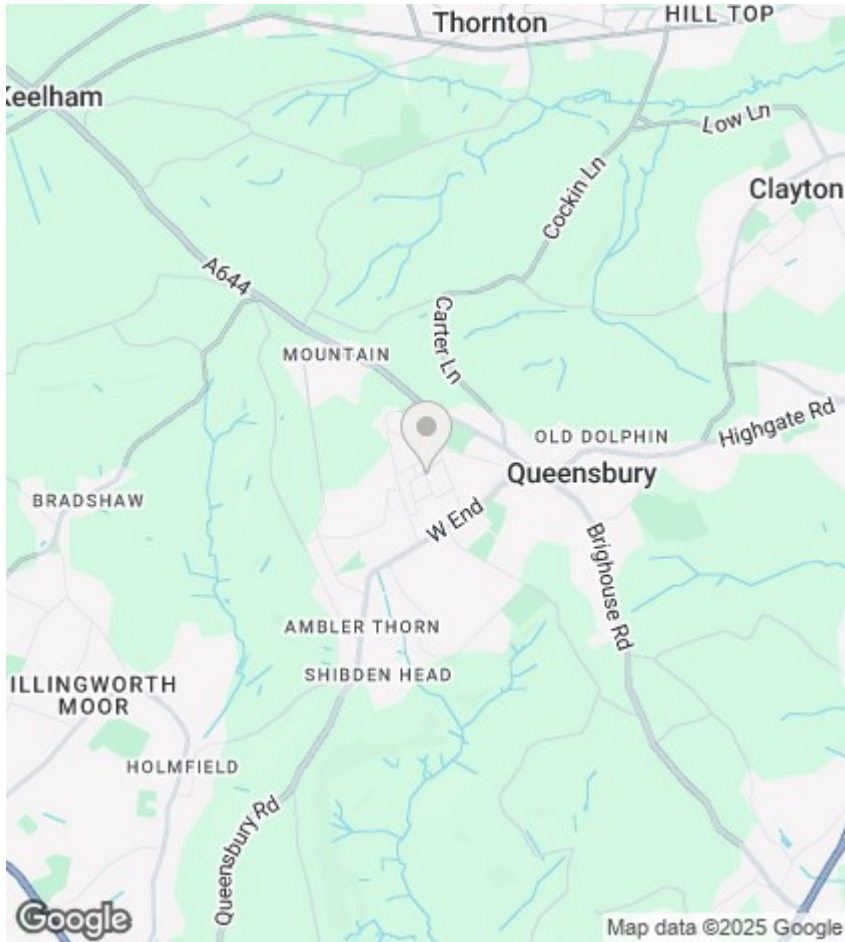












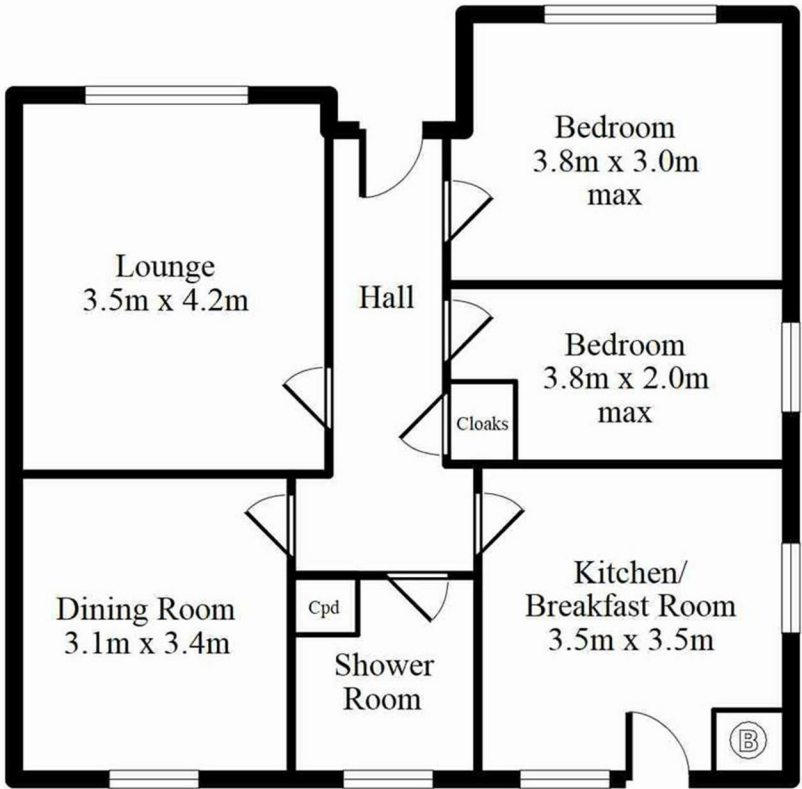
### Directions

### 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>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</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 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. GFPMS 2025