



**22 Albert Road, Queensbury, Bradford, BD13 1PB**

**£245,000**

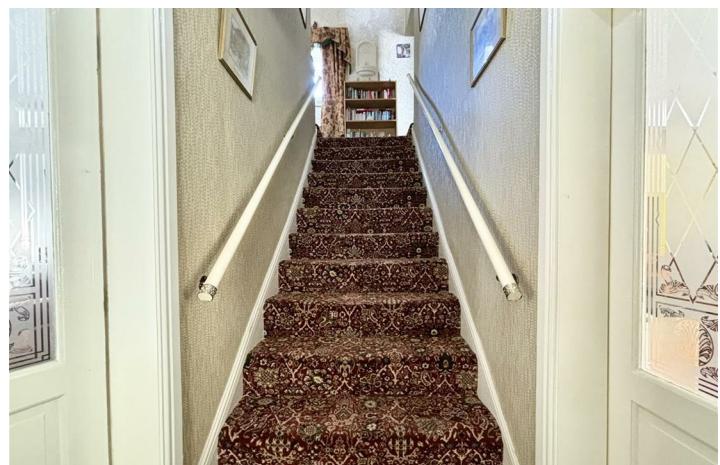
- THREE BEDROOM STONE BUILT DETACHED
- GARAGE, GARDENS & DRIVEWAY
- ENSUITE AND WALK-IN WARDROBE
- GATED DRIVEWAY
- EARLY VIEWING ADVISED
- CHARACTER PROPERTY
- MASTER BEDROOM
- CONSERVATORY AND GREENHOUSE
- DOUBLE GLAZED WINDOWS

# 22 Albert Road, Bradford BD13 1PB

\*\* THREE BEDROOM STONE BUILT DETACHED \*\* CHARACTER PROPERTY \*\* GARAGE, GARDENS & DRIVEWAY \*\* Bronte Estates are delighted to offer for sale this spacious character property in the heart of Queensbury. Enjoying off-road parking to the front on a gated, block paved driveway, garage/workshop and an enclosed patio garden with a conservatory and greenhouse. Internally the property comprises of: porch, hallway, lounge, dining kitchen, conservatory, utility room, ground floor WC and to the first floor is a master bedroom with walk-in wardrobe, en-suite, two further bedrooms and the family bathroom. Early viewing advised.



Council Tax Band:



**HALLWAY**

Doors leading to lounge and kitchen.

**LOUNGE**

16'3 x 15'4

Double glazing windows to the front, side and rear. Patio doors leading to conservatory, two gas central heating radiators, feature fireplace with electric fire, door leading to cellar. Includes a bar area.

**CONSERVATORY**

9'2 x 8'10

French doors leading to garden.

**DINING KITCHEN**

16'7 x 16'3

Windows to the front and side, central heating radiator. Range of fitted base units with contrasting work surfaces, Gas range cooker with seven ring hobs and extractor above, Doors leading to the rear and utility room. Fireplace with an electric fire.

**UTILITY ROOM**

10'3 x 4'8

Plumbing for a washing machine & dish washer, stainless steel sink and drainer. central heating radiator and door to W/C.

**FIRST FLOOR LANDING**

Two windows to the rear, storage cupboards and central heating boiler.

**BEDROOM ONE**

15'3 x 10'6

Windows to front and side, central heating radiator.

**DRESS ROOM**

Ample hanging room - walk in.

**ENSUITE**

Corner shower cubicle with thermostatic shower, pedestal wash basin, windows to side and rear, fully tiled walls, central heating radiator.

**BEDROOM TWO**

10'4 x 10'2

Fitted mirror, window to front, central heating radiator.

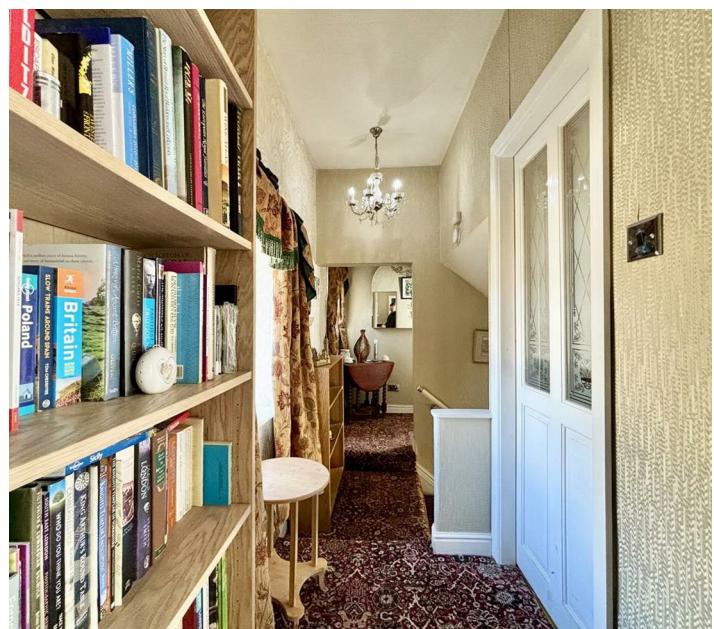
**BEDROOM THREE**

11'11 x 8'8

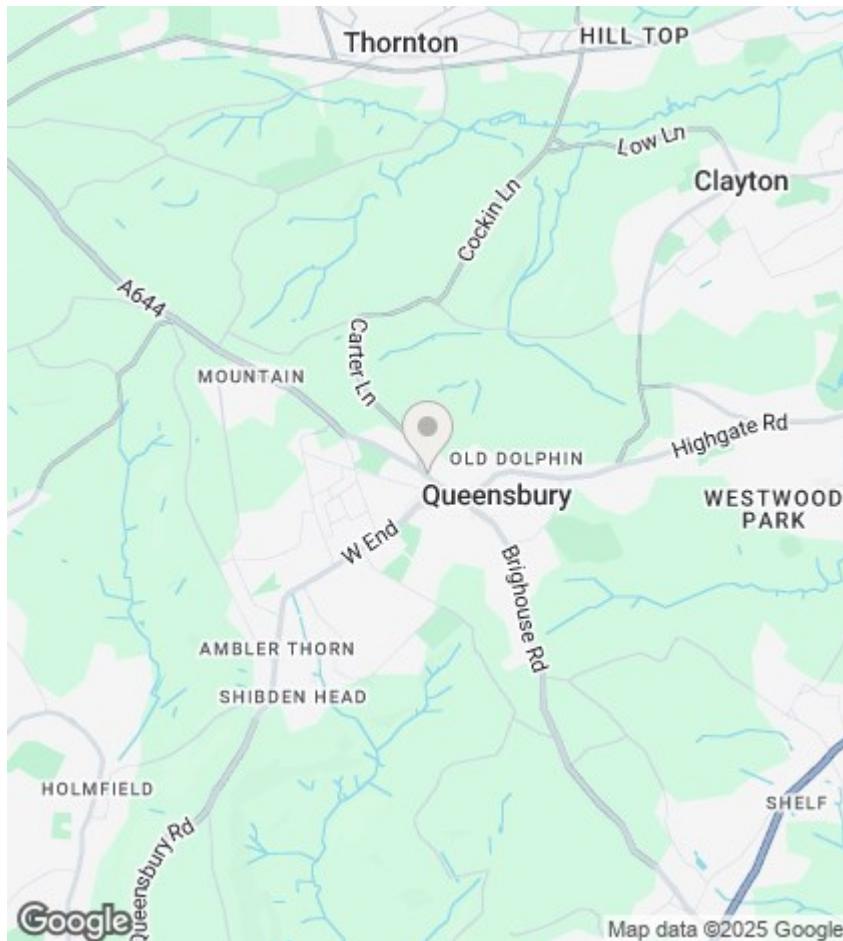
(Narrowing to 5'3.) Window to front, central heating radiator, fitted wardrobes and matching drawers.

**BATHROOM**

Corner MultiJet shower, pedestal wash basin., low flush W/C, window to the rear, fully tiled walls, central heating radiator.







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		73
(81-91) B		
(69-80) C		
(55-68) D		44
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	