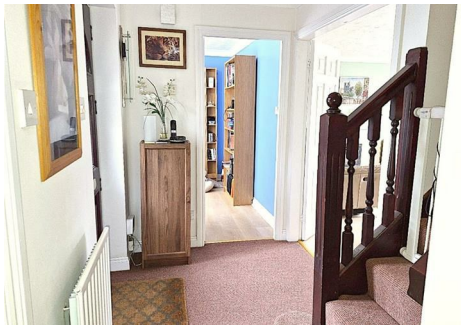
bronte estates









2 Adwalton Grove, Queensbury, Bradford, BD13 1QU

£390,000

- SPACIOUS FOUR BEDROOM DETACHED
- INTEGRAL DOUBLE GARAGE
- LARGE CORNER PLOT
- PLEASANT, PRIVATE GARDENS
- GAS CH & UPVC DG
- TWO RECEPTION ROOMS PLUS STUDY
- WELL MAINTAINED & PRESENTED
- PRIVATE PARKING FOR FOUR CARS
- DESIRABLE LOCATION
- SOLAR PANEL SYSTEM

11 High Street, Queensbury, Bradford, West Yorkshire, BD13 2PE
01274884040
queensbury@bronteestates.co.uk
www.bronteestates.co.uk

2 Adwalton Grove, Bradford BD13 1QU

** SPACIOUS FOUR BEDROOM DETACHED ** CORNER PLOT ** ATTACHED DOUBLE GARAGE ** DESIRABLE LOCATION ** SOLAR PANELS ** Bronte Estates are delighted to offer for sale this larger than average four bedroom detached property, located on a popular leafy development in Queensbury. 2 Adwalton Drive sits on a corner plot with easy parking for four cars, double garage and pleasant, well maintained gardens. To the ground floor is a hallway with doors off to the lounge, kitchen, WC and a useful study/office space. The lounge has sliding patio doors leading out to the rear garden and access to a second reception room/dining room. From the kitchen is a utility room and access to the integral double garage that could offer potential for conversion STPP. To the first floor are four bedrooms, master with en-suite and a family bathroom. Early viewing is advised for this desirable family home.

4 2 2 C

Council Tax Band: E







Hall
The front entrance door opens into a well proportioned hallway with stairs leading off to the first floor, double doors to the lounge and doors to the study/office, kitchen and WC.

Lounge
15'1 x 14'6
A spacious reception room with an opening to a dining room or second sitting room. Sliding patio doors to the rear garden, fireplace with a marble back & plinth and fitted living flame gas fire. Laminate flooring.

Dining Room
14'11 x 8'8
Partially open to the lounge and also having a door through to the kitchen. Laminate flooring and two windows to the rear elevation.

Study / Office
9'4 x 6'7
An ideal home-working space or could be utilised as a small fifth bedroom, if required. Bay window to the front elevation.

Kitchen
12'10 x 11'5
A fully fitted kitchen with a range of base and wall cabinets, laminate working surfaces and splash-back wall tiling. Integrated electric double oven & grill, electric hob and an extractor above. One and a half bowl composite sink & drainer, window to the side elevation and a door through to the utility room.

Utility Room
8'6 x 4'11
Side entrance door, plumbing for a washing machine and space for a tumble dryer with work surface over, central heating boiler, plus a sink and drainer with mixer tap. Door to the garage.

WC
Ground floor WC with washbasin and a window to the front elevation.

First Floor
Landing area with access to the loft space, storage cupboard and doors off to the bedrooms and bathrooms.

Bedroom One
12'11 x 11'11
A good range of modern fitted bedroom furniture including wall-to-wall fitted wardrobes and matching drawers, all providing a good amount of storage. Bay window to the front elevation.

Ensuite
Shower cubicle with glass door and mains powered shower, pedestal washbasin and a low flush WC. Window to the front elevation.

Bedroom Two
11'7 x 11'5
Window to the front elevation, fitted double wardrobe and a walk-in wardrobe with double doors.

Bedroom Three
11'6 x 8'11
Window to the rear elevation, currently used as a home office.

Bedroom Four
8'11 x 7'10
Window to the rear elevation and fitted storage cupboard.

Bathroom
7'3 x 5'9
The family bathroom comprises of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Window to the rear elevation.

Double Garage
16'8 x 16'6
'Up and over' door to the front, with power and lighting. Door through to the kitchen. Providing space for two cars or additional storage. Also with potential to provide further living accommodation subject to any required planning permissions.

External
To the front of the property is an open plan lawn area with mature shrubs and hedging, plus parking for up to four cars on the drive. The rear garden is a good size and is fully enclosed. Consisting of paved patio seating areas, decorative slate chippings, a large lawn area,

flower beds and a pet/child friendly secure boundary.

Further Information

The vendor advises that the property benefits from a substantial solar panel system with a large five battery storage capacity.

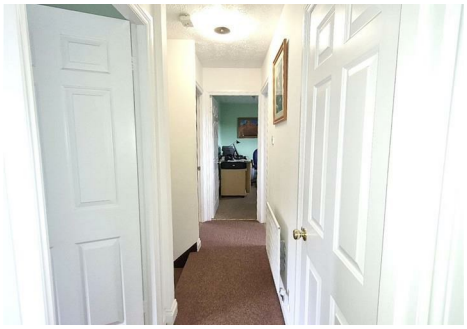
Energy Certificate to follow.





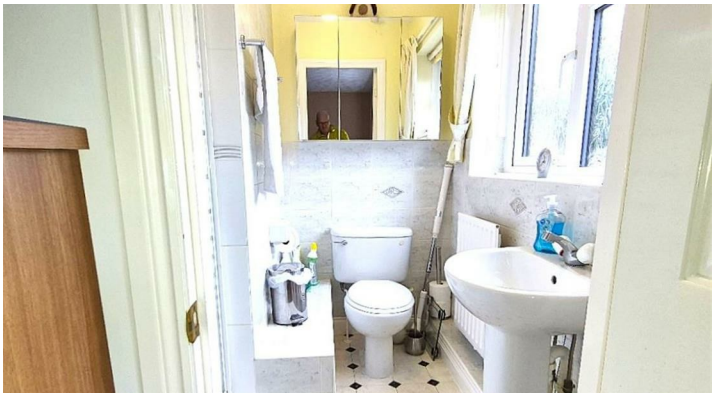






















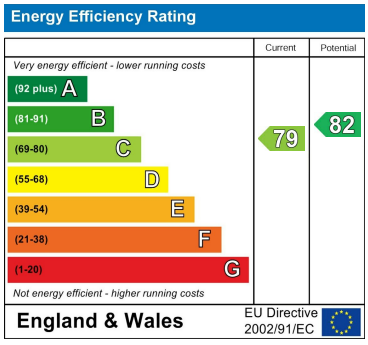
Directions

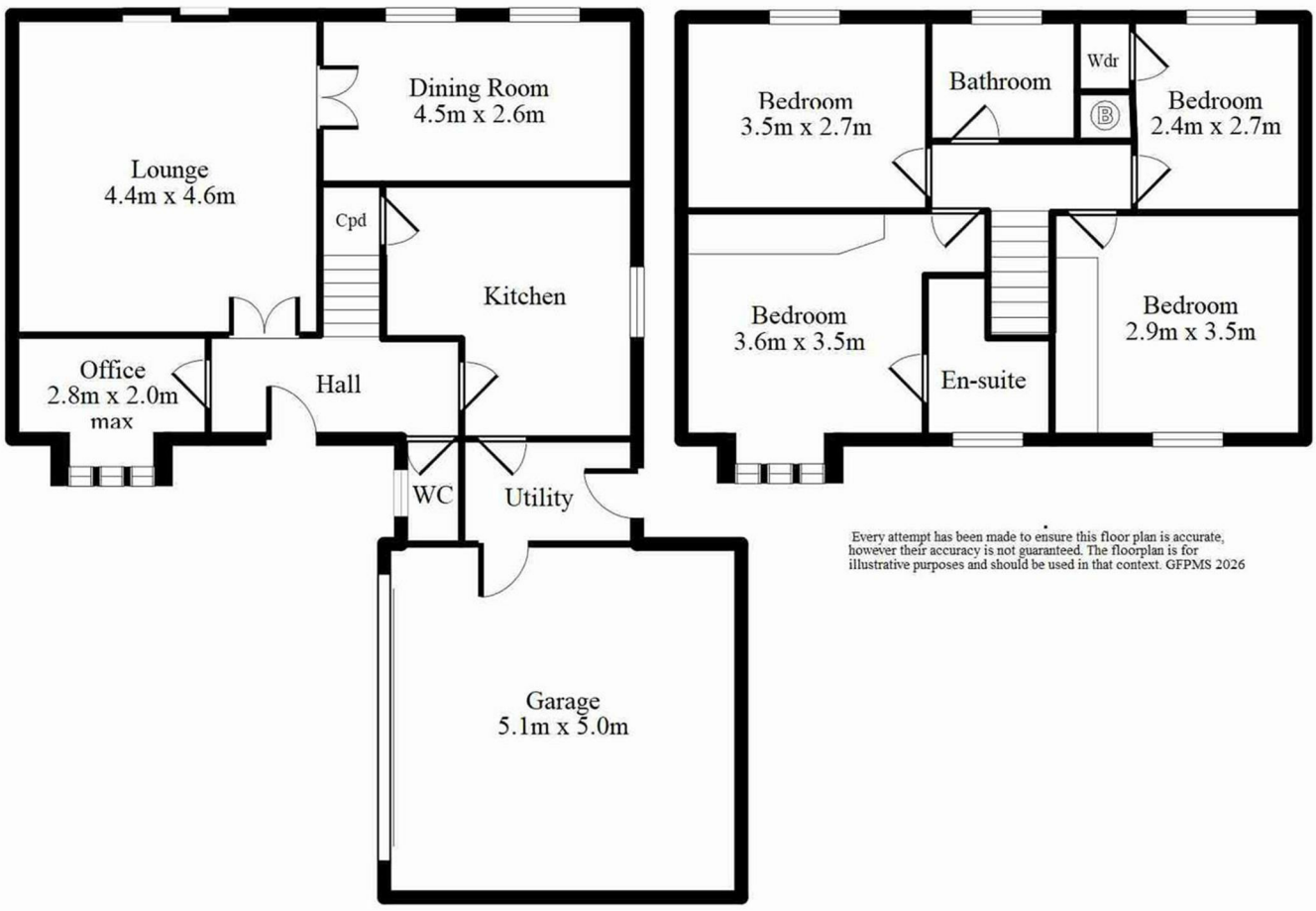
Viewings

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

EPC Rating:

C





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 2026

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