



## 19 Parkside Avenue, Queensbury, Bradford, BD13 2HQ

BACK FOR SALE DUE TO TIMEWASTERS.

\*\* SUPERB CORNER PLOT POSITION \*\* CUL DE SAC LOCATION \*\* Situated within this highly sought after village location of Queensbury is this SEMI DETACHED BUNGALOW. The current owners have made significant improvements over recent years to include decoration, replacement kitchen and bathroom PLUS landscape gardens. Briefly comprising: entrance hall, lounge, dining kitchen, TWO DOUBLE BEDROOMS and bathroom. Benefitting further from GCH, DG, DETACHED GARAGE plus the larger than expect gardens to rear are ideal for entertaining PLUS offer vast scope for creating additional accommodation (subject to permissions).

**£210,000**

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## **ENTRANCE HALL**

Laminate flooring throughout. Access to the loft area and large store cupboard

## **LOUNGE 12' x 11'11" (3.66m x 3.63m)**

Feature fireplace inset and hearth

## **DINING KITCHEN 12' x 9'9" (3.66m x 2.97m)**

Superb modern dining kitchen with a selection of wall and base units. Double eye level oven and separate induction hob. Worktops, sink and drainer. Plumbing for washer and under counter space for free standing appliances

## **BEDROOM ONE 9'11" x 10'2" (3.02m x 3.1m)**

Laminate flooring. Enjoys outlook over rear garden

## **BEDROOM TWO 10'2" x 8'9" (3.1m x 2.67m)**

Laminate flooring

## **BATHROOM**

Three piece modern white suite with shower over bath and screen. Vanity style sink and W.C. Fully tiled walls

## **OUTSIDE**

Open, lawned aspect to the front, shared driveway leading to detached garage. (17' x 8' approx)  
Enviably plot position with larger than expected, well maintained gardens to the rear, paved seating area ideal for entertainment with additional decked seating area. The plot offers plenty of opportunity to create additional living space (subject to permissions)

## **FURTHER INFORMATION**

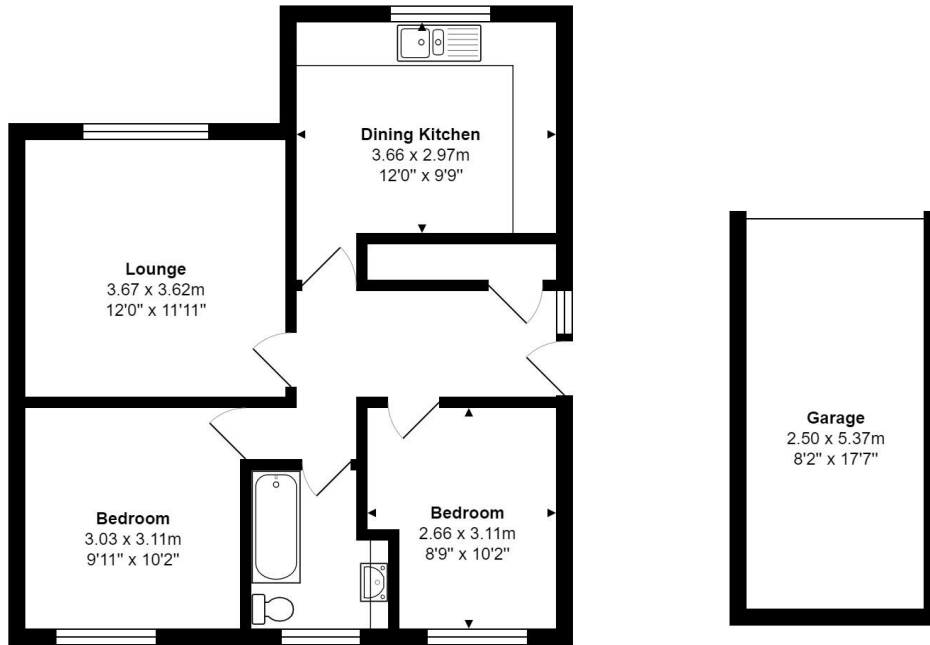
Council Tax - Band B

Tenure - Freehold

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.







Total Area: 57.7 m<sup>2</sup> ... 621 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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