



## Prospect Villa, West End, Queensbury, Bradford, BD13 2ER

**\*\* STUNNING PERIOD DETACHED STEEPED IN HISTORY AND CHARM \*\* PLANNING PERMISSION FORMERLY APPROVED FOR DETACHED BUNGALOW \*\*** This period detached property exudes character and charm, staying true to its historical roots. Brimming with traditional features, the home boasts two inviting reception rooms, three generously-sized bedrooms, and a family bathroom. The well-tended gardens provide a serene outdoor haven, while the large stone-built outhouses offer additional space and potential, with planning permission already secured for future development. Situated in this increasingly sought after Village of Queensbury, this property offers a unique blend of classic elegance and modern possibilities. Don't miss the opportunity to make this stunning property your own and enjoy a lifestyle of timeless beauty and endless potential. Book your viewing today to experience the allure of this exceptional home firsthand.

**£395,000**

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## ENTRANCE HALLWAY

Welcoming entrance hall with original mosaic tiled flooring, part panelled walls and solid oak stairs leading to first floor. Access to basement

## LOUNGE 13'11" x 14'9" (4.24m x 4.5m)

Lovely inviting reception room with high ceiling and period coving. Fireplace in keeping with the age and stripped polished wood flooring

## DINING ROOM 14'8" x 11'4" approx (4.47m x 3.45m approx)

Impressive formal dining room with traditional wood flooring, period fireplace and stained glass windows

## KITCHEN 10'11" x 18'4" approx (3.33m x 5.6m approx)

Fitted kitchen with an array of wall and base units. Worktops with splash back, oven, hob and extractor. Space for under counter appliances. Fireplace housing stove, being the focal point of the room

## CELLAR 14'1" x 7'4" (4.3m x 2.24m)

## FIRST FLOOR

### BEDROOM ONE 14'8" x 14'9" (4.47m x 4.5m)

Feature cast iron effect fireplace, traditional stained glass windows. Built in cupboard

### BEDROOM TWO 11'4" x 18'3" (3.45m x 5.56m)

Vanity style sink and separate W.C

### BEDROOM THREE 13'11" x 8'8" (4.24m x 2.64m)

Built in cupboard

## BATHROOM

Family bathroom, fully tiled with roll top bath, walk in double shower, vanity style sink and W.C

**OUTSIDE** Large lawned gardens to the front with mature shrub borders, leading to the side. Lawned garden to the rear with L shaped outbuilding and driveway leading to garage

### STORE ONE 15'7" x 8'2" (4.75m x 2.5m)

### STORE TWO 25'5" x 8'7" (7.75m x 2.62m)

### STORE THREE 7'4" x 6'4" (2.24m x 1.93m)

### STORE FOUR 11'1" x 11'8" (3.38m x 3.56m)

## GARAGE PLANNING

Former plans for a detached dwelling had been approved

## FURTHER INFORMATION

Council Tax - Band E

Tenure - Freehold

**MORTGAGES** We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today. Your home may be repossessed if you do not keep up to repayments on your mortgage.

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>33</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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