



## 10 Black Dyke View, Queensbury, Bradford, BD13 1AS

**\*\* VERSATILE & SPACIOUS ACCOMMODATION THROUGHOUT \*\* GREAT FAMILY HOME IN VILLAGE LOCATION \*\***  
Sat over three floors with potential to create additional accommodation is this MODERN SEMI DETACHED situated within a cul de sac location with great transport links to Halifax, Brighouse, Bradford and neighbouring villages, ideal for rural walks within the nearby countryside. The property briefly comprises: Entrance Hallway, utility room and large underhouse garage/workshop which some neighbouring properties have converted (this is subject to the relevant permissions). To the first floor the large dining kitchen is well equipped with patio doors leading to the gardens, lounge area with Juliette balcony and cloakroom. To the second floor are THREE BEDROOMS with master en-suite and family bathroom. Externally, the driveway allows parking for two cars to the front and enclosed gardens to the rear with patio area and lawn. VIEWING IS STRONGLY ADVISED!!

**£290,000**

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## **ENTRANCE HALL**

With stairs leading to first floor, useful store area and utility room

## **UTILITY ROOM 6'2" x 4'3" (1.88m x 1.3m)**

Worktops, space for dryer and plumbing for washer

## **GARAGE/UNDERHOUSE AREA 31'1" x 17'10" max (9.47m x 5.44m max)**

'L' shaped area with a huge amount of potential to convert (subject to permissions) plus a great space for those who need a hobby room/trade

## **FIRST FLOOR**

Landing area with open stairs to second floor

## **KITCHEN DINING AREA 17'5" x 12'2" (5.3m x 3.7m)**

Superb family area, ideal for entertaining with patio doors leading out to the patio area. Selection of wall and base units with sink and drainer, oven, hob and extractor. Fridge, freezer and dishwasher

## **LOUNGE 18'10" x 10'4" (5.74m x 3.15m)**

Another spacious room with Juliette balcony allowing plenty of natural light

## **CLOAKROOM**

Sink, W.C and store cupboard

## **SECOND FLOOR**

Store cupboard

## **MASTER BEDROOM 13'2" x 14'1" max (4.01m x 4.3m max)**

Good size master bedroom with en-suite facilities

## **EN-SUITE**

Walk in shower cubicle, sink and W.C

## **BEDROOM TWO 12'2" max x 8'3" (3.7m max x 2.51m)**

## **BEDROOM THREE 10'11" x 9'1" (3.33m x 2.77m)**

## **FAMILY BATHROOM**

Three piece white suite

## **OUTSIDE**

Block paved driveway to the front allowing parking for two cars and garage access. Externally, side access to the rear, large patio area and lawn

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.







Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</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		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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