

**11 Ashlar Grove**  
Queensbury, Bradford, , BD13 2SP

**£185,000**

# Property Features

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- SEMI DETACHED BUNGALOW
- TWO/THREE BEDROOMS
- LUXURY FITTED KITCHEN
- TWO BATHROOMS
- ALARM & CCTV
- BLOCK PAVED DRIVE
- SINGLE GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- WELL PRESENTED

## Full Description

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**\*\*TWO/THREE BEDROOM SEMI DETACHED BUNGALOW  
\*\* WELL PRESENTED \*\* TWO BATHROOMS \*\*  
GARDENS, DRIVEWAY & GARAGE \*\*** This well presented bungalow is great condition and boasts a high-spec kitchen, Jacuzzi bath and a shower with seat, massage jets and a rainfall shower, Alarm & CCTV and a UPVC gazebo at the rear. Popular location in Queensbury. Briefly comprising of: Entrance Hall, Lounge, Kitchen, Two Bedrooms, Shower Room, Loft Room & En-Suite Bathroom. Gardens, Garage & Parking for several cars.

### ENTRANCE HALL

UPVC side door into a small vestibule and a further UPVC door into the hallway. Central heating radiator.

### KITCHEN

10' 3" x 9' 7" (3.12m x 2.92m)

An impressive fitted kitchen boasting black granite work surfaces and integrated appliances to include; microwave, NEFF warming cabinet, dishwasher, NEFF halogen hob, electric oven and fridge freezer. No-touch sensor LED downlighters and kickboard lights, laminated anti-scratch splash-backs, glass display cabinets, central heating radiator and a window to the front elevation.

### LOUNGE

16' 9" x 12' 8" (5.11m x 3.86m)

A spacious lounge with window to the front, open staircase off and three wall light points. Electric 'opti-mist' fire set in an impressive granite fireplace. Central heating radiator.



## SHOWER ROOM

A modern fully tiled shower room with tiled walls and floor plus aqua-board ceiling with inset spotlights. Double width shower cubicle with seat, massage jets, rainfall shower and a handheld shower attachment. The WC and washbasin are set into a fitted vanity unit with storage below. Chrome heated towel rail and a window to the side elevation.

## BEDROOM ONE

12' 6" x 10' 7" (3.81m x 3.23m)

Fitted with a full range of bedroom furniture to include wardrobes, drawers and overhead cupboards. Double French doors to the rear garden and a central heating radiator.



## BEDROOM TWO

11' 1" x 8' 8" (3.38m x 2.64m)

Laminate flooring, central heating radiator and patio doors to the rear garden. Two wall light points.



## FIRST FLOOR

A staircase from the lounge leads to a converted loft space. At the top of the stairs is a good-sized eaves storage cupboard and velux window.

## LOFT ROOM

11' 9" x 9' 3" plus eaves (3.58m x 2.82m)

Window to the side elevation, velux window, spotlights and two central heating radiators.

## ENSUITE

A fully tiled bathroom with jacuzzi bath, WC and wash basin set in a vanity unit. Velux window, heated towel rail. Eaves storage cupboard.



## EXTERNAL

To the front of the property is a block-paved driveway for 4+ cars and a raised flowerbed. The driveway leads to a single detached garage with power and light, recent new roof and an up and over door. At the rear is an enclosed child or dog friendly garden with a flagged patio, lawn, UPVC gazebo and a fenced boundary. The vendor informs us the property had a complete new roof approx. ten years ago.



## PURCHASE DETAILS:

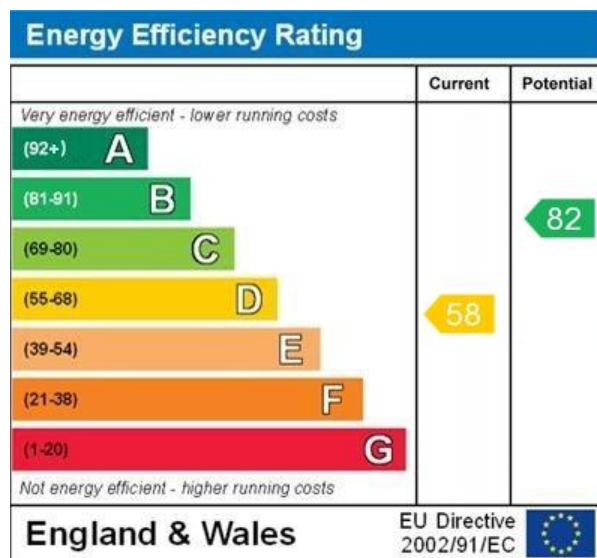
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