



Dunmore Avenue, Bradford BD13 2FG

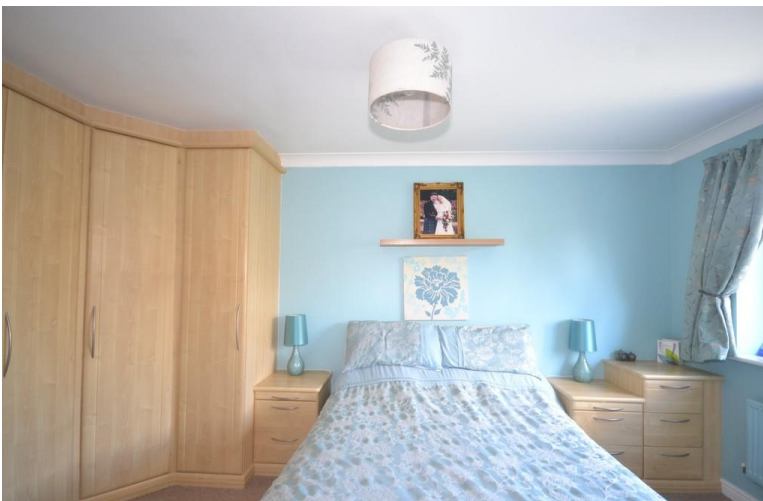
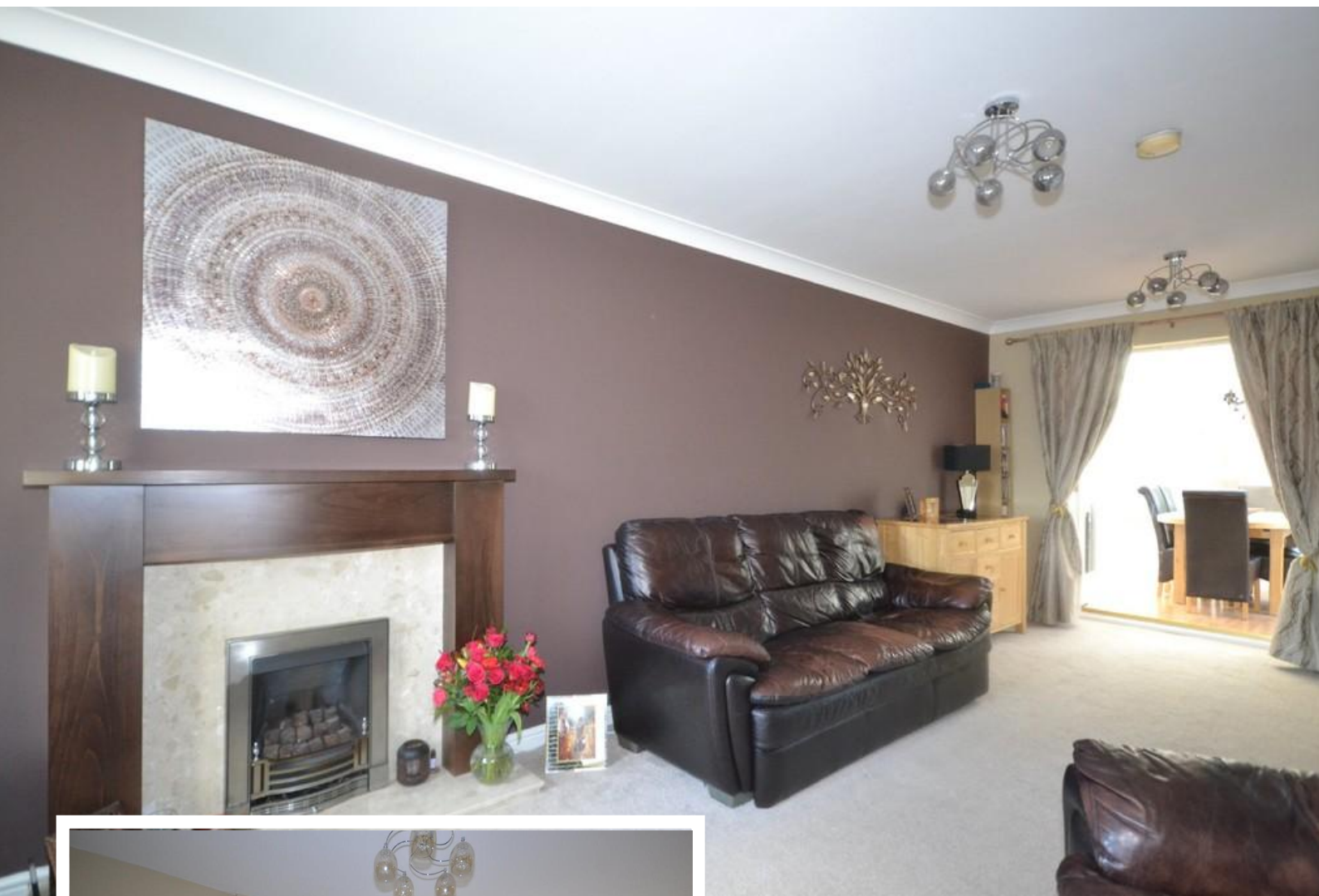
- MODERN THREE BEDROOM DETACHED PROPERTY
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- 23' THROUGH LOUNGE
- WELL PRESENTED THROUGHOUT

- EN-SUITE TO MASTER BEDROOM
- POPULAR LOCATION IN QUEENSBURY
- IDEAL FAMILY HOME
- OPTION TO CREATE A 4TH BEDROOM

£205,800

EPC Rating 'TBC'





Property Description

An exceptionally well presented DETACHED HOUSE with THREE DOUBLE BEDROOMS, benefiting from a CONSERVATORY, INTEGRAL GARAGE CONVERSION in to a sitting room, 23' THROUGH LOUNGE, MODERN KITCHEN with UNDER FLOOR HEATING and GRANITE WORK SURFACES, EN-SUITE to master bedroom, ENCLOSED REAR GARDEN. Must be viewed internally to be appreciated. Briefly comprising of: Entrance porch, Lounge, Sitting room, Conservatory, Kitchen, Utility room, First floor landing, Three first floor double bedrooms, En-suite to master bedroom, Bathroom, Open plan lawn garden to the front, Drive/Parking, Enclosed rear garden.

ENTRANCE HALL The from entrance door leads in to an entrance hallway. Window to the side elevation and a central heating radiator.

LOUNGE 23' 2" x 10' 9" (7.06m x 3.28m) A spacious through lounge with feature fire surround with marble inlay and plinth housing a living flame gas fire. TV and



telephone points. Two central heating radiators. Window to the front elevation and patio doors to the rear leading through to the conservatory.

CONSERVATORY 12' 3" x 8' 6" (3.73m x 2.59m)
White UPVC conservatory with laminate flooring, central heating radiator and double doors to the enclosed rear garden.

SITTING ROOM 13' 8" x 8' 1" (4.17m x 2.46m)
Archway from the lounge. Under-stairs storage cupboard. Central heating radiator and window to the front elevation.



KITCHEN 9' 8" x 11' 0" narrowing to 7' 6" (2.95m x 3.35m) Modern fitted base and wall units in white gloss finish, granite work surfaces, sunken circular stainless steel sink with mixer tap, integrated dish washer, complimentary wall tiling and granite up-stands. Free-standing double oven with 5 ring gas hob, chimney style extractor hood in brushed stainless steel, walk-in storage cupboard, fully tiled floor with under-floor heating and a central heating radiator. Window and exterior door to the rear garden.

UTILITY ROOM 8' 1" x 2' 4" (2.46m x 0.71m)
Plumbing for an automatic washing machine, space for fridge and freezer. Fitted shelving.



FIRST FLOOR LANDING Central heating radiator, fitted airing cupboard and access to a part boarded loft with drop-down loft ladder.

BEDROOM ONE 14' 9" x 8' 3" (4.5m x 2.51m) Fitted wardrobes with matching bedside cabinets and drawers. Central heating radiator and window to the rear elevation. Door to en-suite.

EN-SUITE 7' 11" x 4' 11" (2.41m x 1.5m) Corner shower cubicle, pedestal wash basin, low flush WC, central heating radiator, extractor fan, shaver point and window to the rear elevation.

BEDROOM TWO 8' 5" x 9' 8" (2.57m x 2.95m) Central heating radiator and window to the front elevation.

BEDROOM THREE 9' 8" x 8' 5" (2.95m x 2.57m)
Central heating radiator and window to the front elevation.



BATHROOM 8' 0" x 5' 9" (2.44m x 1.75m) Modern three piece suite in white comprising of; panelled bath, pedestal wash basin, low flush WC, part tiled walls, central heating radiator, extractor fan, shaver point and window to the rear elevation.

EXTERIOR Open plan lawned front garden with



tarmac driveway/off-road parking. To the rear is a paved patio seating area, lawn, garden shed and hedging and fence boundary.



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