



3 South View, Queensbury, Bradford, BD13 1JF

£359,950

**WalkerSingleton**  
Chartered Surveyors



### 3 South View, Queensbury, Bradford, BD13 1JF

Step inside this wonderfully appointed three bedroom stone built semi detached residence that incorporates a wealth of architectural and characterful features throughout. This home occupies a substantial plot with gated access leading to a parking area for multiple cars, complemented further by a generous enclosed lawned garden which creates the perfect space for entertaining or security for the children. Boasting a TRIPLE GARAGE with remote control operated roller shutter doors, the garage reveals an adjoining workshop which previously has had planning permission to convert into a one bedroom self contained annex. Being much improved by our present owners to include a statement family kitchen dining room with feature inset fireplace and bi-folding doors leading to a raised paved seating area, this home showcases a conservatory and an en-suite to the master bedroom. Tucked away off the main road yet still being convenient for access to Halifax, Bradford and Keighley, this home is nestled in the popular village of Queensbury which is ideal for a range of local amenities.

The accommodation briefly comprises of an entrance hall, lounge, WC, conservatory and kitchen/diner. Upstairs you will find three bedrooms, one with an en-suite and house bathroom.

An early internal inspection really is a must to appreciate the accommodation offered.



### Entrance Porch

Access through a double glazed door with useful cloaks cupboard.

### Lounge

15'1" (max)x 14'4" (max) (4.6m (max)x 4.38m (max))

The main focal point of the room is the gas coal effect fireplace with a tiled hearth. With a timber framed double glazed window to the side elevation, central heating radiator and carpeted floor coverings. With doors opening to the conservatory and benefiting from an open stair case.

### WC

Comprising of a low flush WC, pedestal wash hand basin, central heating radiator, wood effect flooring and a timber framed double glazed window.

### Conservatory

11'2" (max) x 10'7" (max) (3.42m (max) x 3.23m (max))

Fitted with uPVC double glazing and having two central heating radiators, tiled flooring incorporating under floor heating and French doors opening to the garden.

### Kitchen Diner 22'10" (max) x 16'11" (6.96m (max) x 5.16m)

A stunning statement kitchen which has been recently refurbished to a high specification. Having a range of wall, drawer and base units with granite effect work surfaces, matching up-stands and an inset Granite sink. Integral appliances include a dish washer, electric oven, five ring electric hob, overlying extractor hood, microwave and washing machine. With a vertical radiator, Karndean tile effect flooring and being open to the dining room which benefits from bi-folding doors and an inset gas log effect fireplace with viewing glass that is set into a tiled chimney breast.

### Landing

With a central heating radiator and providing access to the loft via ceiling hatch.

### Master Bedroom

14'10" (max) x 11'1" (max) (4.54m (max) x 3.38m (max))

Having dual aspect double glazed windows, central heating radiator and carpeted floor coverings.

### En-Suite

Comprising of a low flush WC incorporating a wash hand

basin, shower cubicle with glass screen, tiled splash backs, tiled flooring and providing access to the loft via ceiling hatch.

### Bedroom Two 16'11" x 10'3" (5.17m x 3.14m)

With two double glazed windows, central heating radiator and carpeted floor coverings.

### Bedroom Three 11'6" x 8'9" (3.51m x 2.68m)

Having a double glazed window to the front elevation, central heating radiator, carpeted floor coverings and having built in wardrobes providing shelving and hanging space.

### Bathroom

A three piece suite comprising of a low flush WC, pedestal wash hand basin and panelled bath with overlying shower attachment. With tiled splash backs and flooring, Velux roof window, chrome heated towel rail and the boiler is located here.

### Garage and Workshop/Potential Annex

A triple garage with a double roller shutter remote control operated door and single up and over door. With an inspection pit and electricity. A door leads through to an attached outbuilding/workshop that comprises of two rooms and has lighting. Planning permission was previously granted for a one bedroom self contained annex (10/04490/FUL) which has now lapsed.

GARAGE - 7.52m x 5.2m

WORKSHOP ROOM ONE - 4.26m x 4.44m

WORKSHOP ROOM TWO - 4.34m x 4.45m

### External

Gated access with address detailing opens to a generous driveway providing off road parking for multiple vehicles and gives access to the triple garage. There is a paved courtyard leading out from the kitchen door. The rear of the property is host to a substantial lawned garden with paved seating areas, mature shrubbed borders and steps leading down from the bi-folding doors.

### Disclaimer

Please Note: None of the services or fittings and equipment has been tested and no warranties of any kind can be given; accordingly, prospective purchasers should bear this in mind when formulating their offers. The Seller does not include in

the sale any carpets, light fittings, floor covering, curtains, blinds furnishings, electrical/gas appliances (whether connected or not) unless expressly mentioned in these particulars as forming part of the sale.

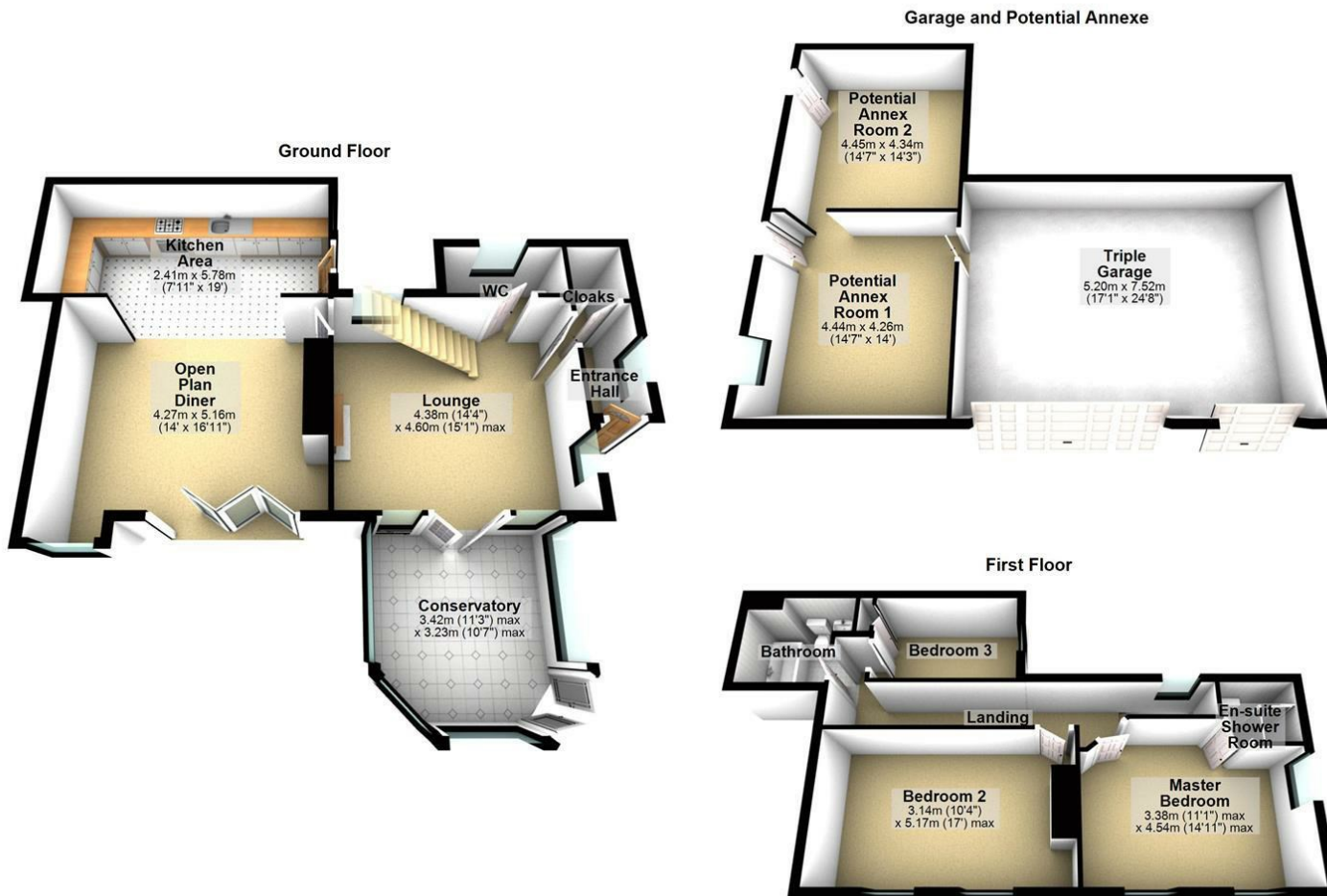












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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