



HUNTERS

Lane Side Queensbury, Bradford, West Yorkshire, BD13 1NE

Offers In The Region Of £550,000

- SIX BEDROOM SPACIOUS SEMI-DETACHED FAMILY HOME
- UTILITY ROOM - GROUND FLOOR WC
- TWO ENSUITE SHOWER AND BATHROOMS
- BEAUTIFUL OPEN STAIRCASE AND LANDING / SOCIAL AREA
- DOUBLE GLAZING AND GAS CENTRAL HEATING

- LARGE FAMILY KITCHEN DINING ROOM
- FURTHER DEVELOPEMENT POSSIBLE IN THE ATTIC
- TWO SAUNA ROOMS - GROUND FLOOR OFFICE ROOM
- GREAT OUTOODR FAMILY SIZED GARDEN AND DECKING AREAS
- COUNCIL TAX BAND E - EPC RATING GRADE D

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EXCLUSIVE

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Nestled in the charming area of Lane Side, Queensbury, Bradford, this remarkable six-bedroom semi-detached barn conversion offers a unique blend of historical character and modern living. Spanning an impressive 3,488 square feet, this spacious family home is perfect for those seeking both comfort and style.

The property boasts an inviting reception room, with wooden beams, ornate fireplace, providing ample space for relaxation and leisure. The large family farm house style kitchen dining room is a true highlight, designed for both functionality and warmth, making it the heart of the home. The ground floor also includes a practical office room, a utility room, and a convenient ground floor WC, catering to the needs of modern family life.

Moving toward the first floor, you are greeted by a beautiful open staircase landing that lends itself to a generous social area, ideal for family gatherings or entertaining guests. This residence features four well-appointed bathrooms, including two ensuite shower and bathrooms, ensuring convenience for all family members. Additionally, the presence of two sauna rooms adds a touch of luxury, perfect for unwinding after a long day.

With double glazing and gas central heating, ensuring a warm and inviting atmosphere throughout the year. There is a large attic space, ideal for further development subject to planning.

Outside, the family-sized paved garden and decking areas provide an excellent space for outdoor activities and alfresco dining, making it a perfect retreat for both children and adults alike. With parking available for up to four vehicles, this home offers both convenience and accessibility.

Situated in a desirable location, this pre-1900 property combines historical charm with contemporary comforts, making it an ideal choice for families looking to settle in a welcoming community. Council tax band E. EPC Rating Grade D.

This is a rare opportunity to acquire a truly exceptional family home.





GROUND FLOOR

Lounge

26'2" x 13'1"

Kitchen / Dining Room

19'8" x 11'9"

Utility Room

9'10" x 8'6"

Office

11'5" x 8'2"

Ground Floor WC

FIRST FLOOR

Landing

Bedroom 1

16'4" x 14'1"

Ensuite Shower / Bathroom

9'10" x 8'5"

Bedroom 2

15'1" x 8'2"

Ensuite Shower Room

Bedroom 3

17'7" x 10'7"

Bedroom 4

12'9" x 11'9"

Bathroom

SECOND FLOOR

Bedroom 5

26'2" x 9'2"

Bedroom 6

11'1" x 6'6"

Sauna 2 Room

23'7" x 9'6"

Attic Development Space

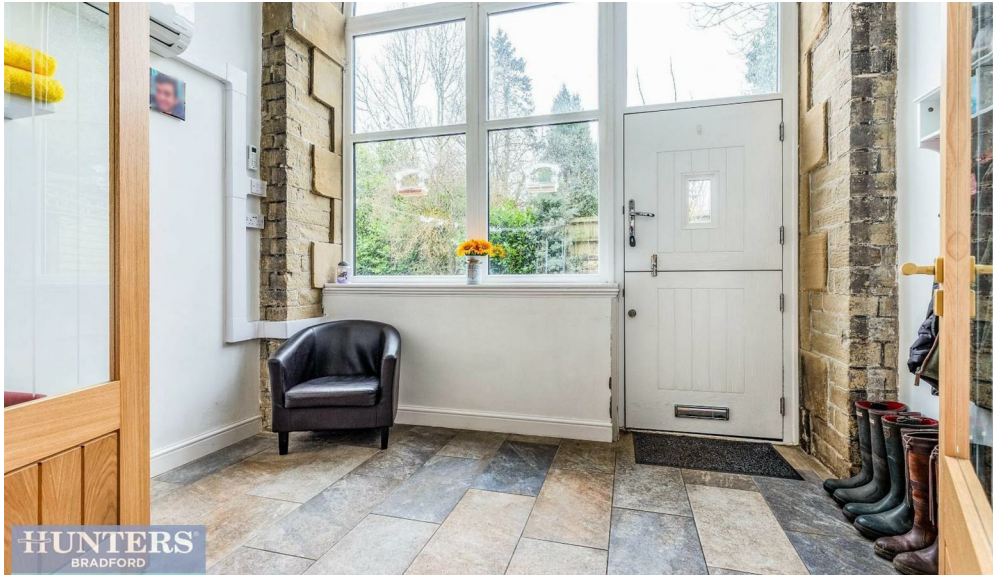
EXTERNAL

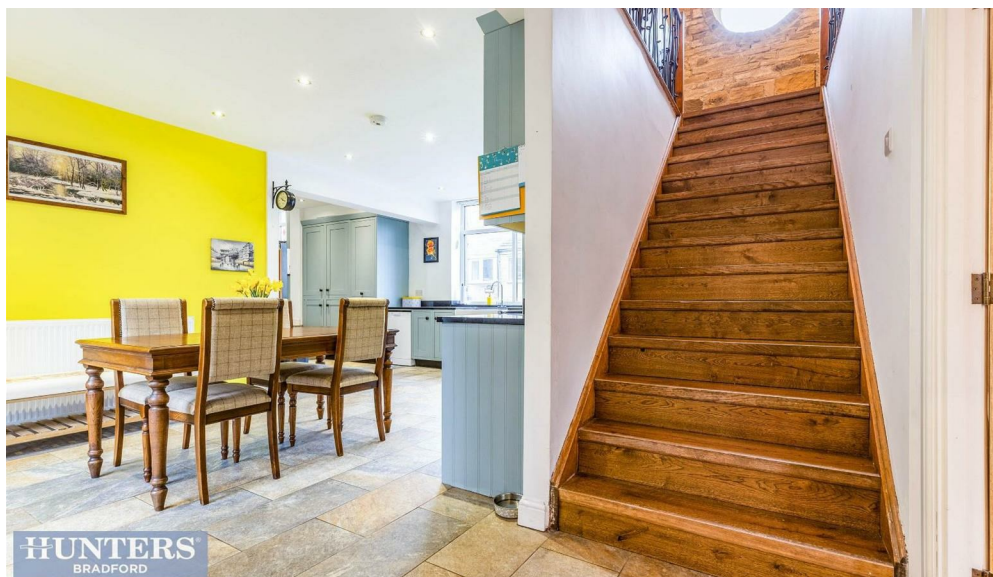
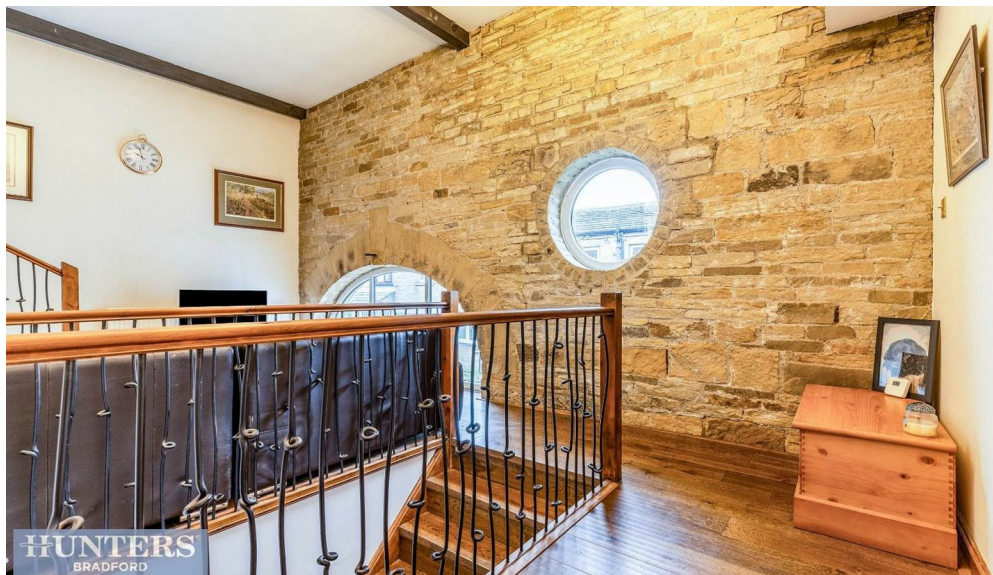
Gardens

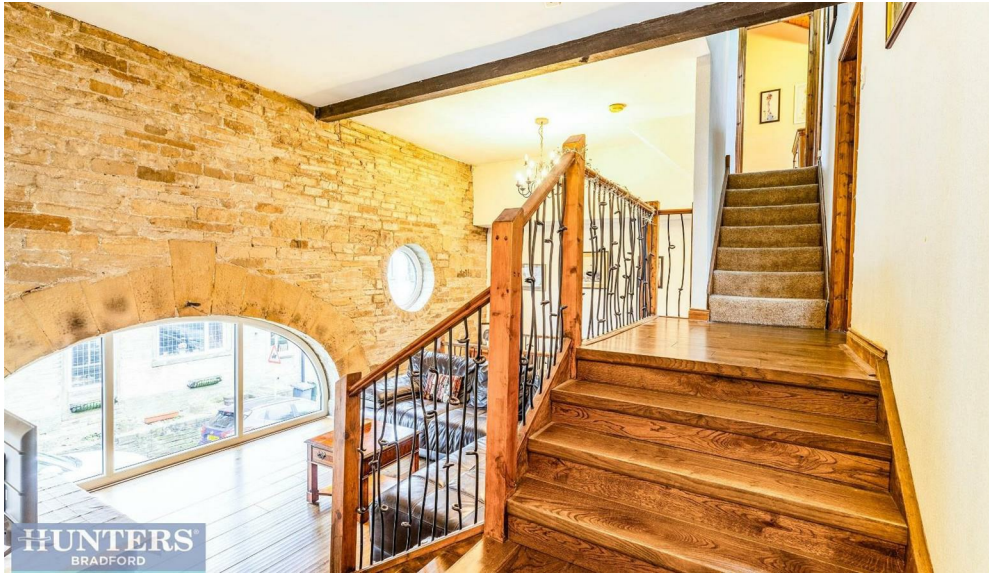
Driveway











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Queensbury, a charming village located in West Yorkshire. Known for its rich industrial history and panoramic views. Queensbury is situated about 5 miles west of Bradford city centre and around just under 5 miles to Halifax. It has a number of listed buildings, including the Victoria Hall and Holy Trinity Church. Queensbury sits at one of the highest points in the region, offering a unique perspective of the surrounding landscapes. This former woolen mill village is now a thriving community, boasting a mix of historical sites, local shops, and outdoor activities.

From the iconic Black Dyke Mills to the scenic Great Northern Railway Trail, Queensbury offers a blend of cultural heritage and natural beauty that is sure to captivate any visitor. The village is also known as being the home of Black Dyke Mills, and the Black Dyke Band. The main Bradford to Halifax road A647 road runs through the village as well as the A644 road. These roads intersect at the Albert Memorial. First Calderdale & Huddersfield & First Bradford bus route 576, runs through the village between Bradford and Halifax along the A647 road.

Close by is Robertshaws farm shop, a well known family run, one stop, foodie heaven! Home to an in-house bakery, two production kitchens stocking the deli, award winning butchers, and shop filled with amazing hero products sourced directly from producers. Telling these ingredient stories through the in house restaurant KK and coffee shop alongside our newly opened Knead Pizzeria.

Stepping out of Queensbury be sure to visit Halifax. Steeped in a rich tapestry of industrial heritage, Halifax, nestled within the rolling hills of West Yorkshire, stands as a beacon of England's illustrious woollen manufacturing past. Beyond its industrial legacy, this captivating market town unfurls a distinct architectural delight, boasting impeccably preserved Georgian and Victorian landmarks that whisper tales of bygone eras. The magnificent Piece Hall, with its stately grandeur, not only anchors the town in historical significance but also serves as a poignant reminder of the zenith of the textile trade, elegantly intertwining the threads of commerce, culture, and community.

Be sure to read Hunters Key Buyers Fact report for information regarding local schools, transport and other local information.

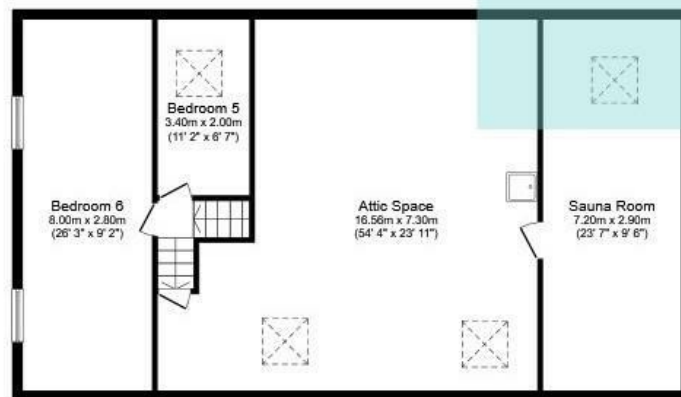




Ground Floor

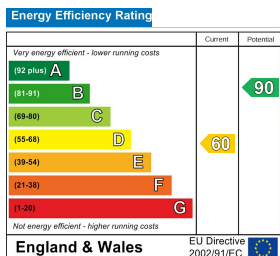


First Floor



Second Floor

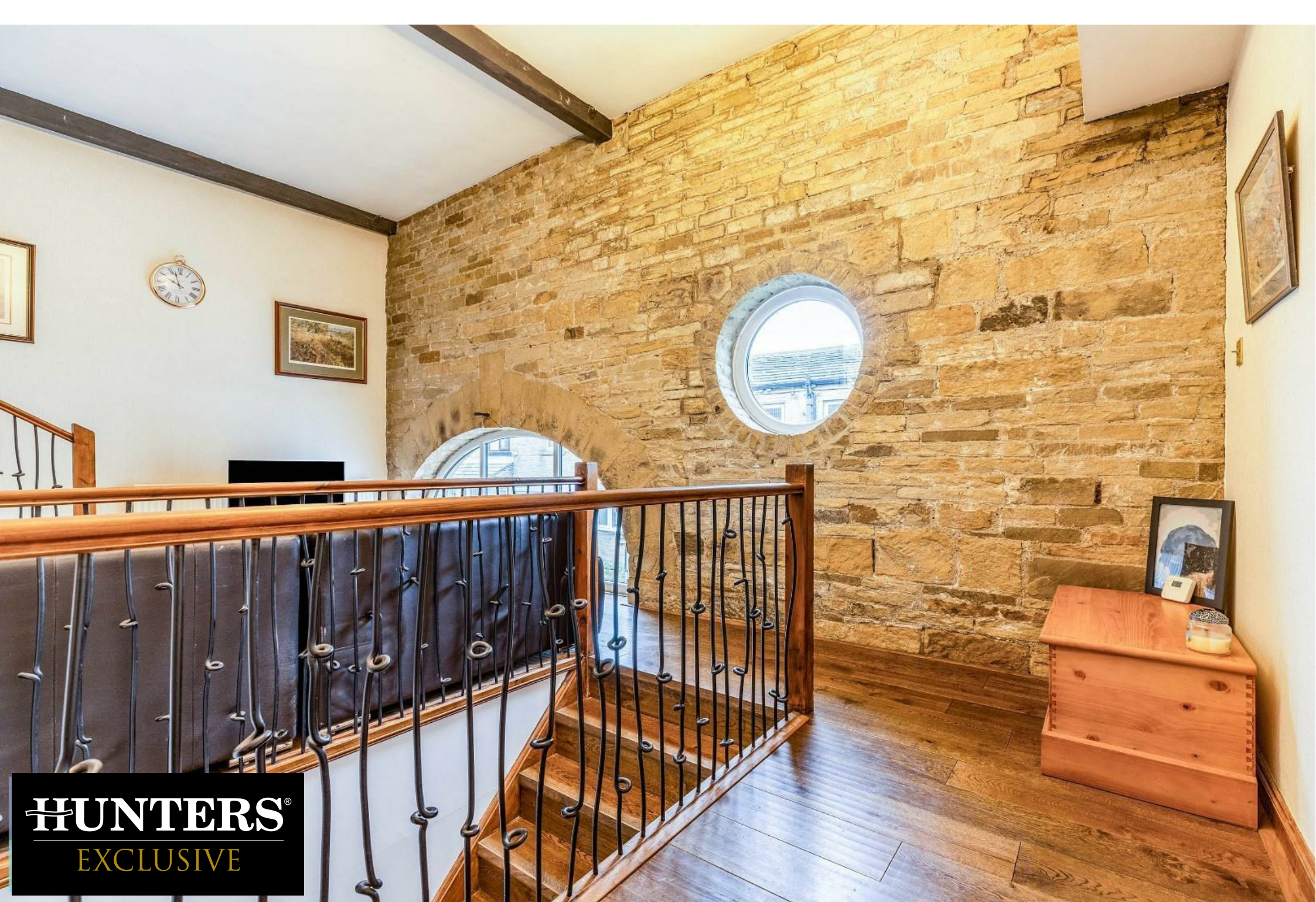
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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