



Coniston Avenue, Queensbury, Bradford, BD13 2JD

- **Chalet Semi Detached** ● **Modern Throughout with New Decor** ●
- **Front & Back Garden** ● **Driveway & Detached Garage** ●

FREEHOLD | COUNCIL TAX BAND: C | EPC: D

Offers Over £199,475

Description

DINSDALES ESTATES PRESENTS THIS GREAT SIZED CHALET SEMI DETACHED IN QUEENSBURY. We feel this would make a lovely family home.

Directions

From our office head up Thornton Road, turn left at the double mini roundabouts onto Chat Hill Road. Continue onto Cockin Lane, bear left onto Carter Lane and continue onto Thornton Road. Turn right onto Albert Road, left onto New Park Road, right onto Parkway and continue onto Coniston Avenue. The property is on the left.

Entrance 5' 8" x 2' 11" (1.724m x 0.901m)

Entrance is through a Porch by a Upvc front door. The Porch is Upvc and frosted double glazed units on a dwarf wall with matted flooring. To the ceiling we have a chrome spotlight, to light up the entrance area which leads to the kitchen or lounge.

Lounge 14' 6" x 12' 8" (4.412m x 3.867m)

With new wood grain six panelled doors with modern brushed steel handles. The ceiling has chrome spot lights and a modern centre light. With chrome switches and sockets including the ultra modern usb socket for charging mobile phones and gadgets. A feature neutral effect fire surround with spot lights and a New Blenheim Multiflue gas fire, a radiator, newly fitted carpet, newly painted walls and a large double glazed window with vertical blinds.

Kitchen 12' 1" x 8' 8" (3.68m x 2.64m)

A modern range of wall and base units, light marble effect work surfaces, black brick tiling, under cabinet lighting, LED plinth lighting, glass hood extractor fan, Zanussi black gas hob and Neff electric fan oven, stainless steel sink and half bowl with modern swan neck mixer tap, large pantry cupboard with drawers housing the Vokera Rello Combi Condensing boiler. With chrome spot lights to the ceiling, a heat detector, lino look flooring, two double glazed windows with roller blinds, chrome light switches, sockets and a radiator. A base unit housing the electric meter and the consumer unit.

Downstairs Toilet 5' 3" x 2' 5" (1.59m x 0.74m)

A six panelled wood grain door with chrome handle, Upvc clad ceiling, tiled walls, modern vanity sink and wall cupboard with mono mixer tap, low flush toilet, a chrome towel ring and roll holder, marble tiled effect lino look flooring, an extractor fan and a sliding lock.

Hall/Stairs 12' 0" x 2' 10" (3.649m x 0.863m)

With newly decorated walls and ceiling with new carpet, a double glazed window, radiator, smoke detector, an airing cupboard on the landing, small radiator and spot light to the ceiling.

Bathroom 8' 8" x 8' 8" (2.637m x 2.635m)

A six panelled door with chrome handle, clad ceiling with spotlights, tiled walls with a mosaic border, steel white bath with modern mixer taps, static over head shower with inset wall controls, also thermostatic controlled shower on flexible shower head. Inset modern sink with mono mixer tap on marble effect work top and vanity unit, low flush toilet towel radiator, extractor fan, chrome towel ring and roll holder, lino look flooring, a double glazed window with a roller blind.

Bedroom One 14' 10" x 10' 4" (4.52m x 3.153m)

A six panelled door with chrome handle, newly decorated, new carpet, fitted wardrobes to full length of one wall. With chrome spotlights, a radiator, double socket with usb port and a double glazed window with a vertical blind.

Bedroom Two 11' 10" x 9' 6" (3.618m x 2.891m)

A six panelled door with chrome handle, fitted wardrobe, newly painted, new carpet, double socket with usb port, radiator and a double glazed window with a vertical blind.

Bedroom Three 11' 10" x 7' 3" (3.618m x 2.199m)

A six panelled door with chrome handle, newly painted, new carpet, double socket with usb port, radiator and a double glazed window with a vertical blind.

Outside

To the front we have a tidy garden, the back we have a single detached garage with power, flagged patio area and mature plants and shrubs.

Utilities & Services

Gas, Electric, Water and Drainage. According to their websites Sky, Virgin Media and BT are available in this area. According to their websites there's good mobile coverage for O2. For other providers we would suggest checking directly with them.

Local Authority

Bradford Council Tax Band C £1973.00 Approx for 2025/2026. Green/Grey bin collection fortnightly on a Friday. This property is not in a conservation area. The flood risk in this area is very low. This property may be in a coal mining area.

Free Market Appraisal

If you are considering selling or letting your property we offer a no obligation market appraisal and would be pleased to discuss your individual requirements. For further information please call a member of our Dinsdales Team.

Mortgage & Insurance

Dinsdales Estates Sales, Lettings and Property Management are keen to stress the importance of seeking independent mortgage advice. This can be arranged through a panel of experienced advisers. Dinsdales can introduce this service and could receive a referral fee from a recommended mortgage company.

Consumer Protection

We are providing these details in good faith, to the best of our ability, in obtaining as much information as is necessary for our buyers/tenants, to make a decision whether or not they wish to proceed in obtaining this property under the consumer protection regulations. Upon request we can provide you with an electronic copy of the Property Information Questionnaire (if available). We are covered by Client Money Protection through Propertymark and are members of The Property Ombudsman.

www.dinsdalesestates.co.uk

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