



23 Highgate Road, Queensbury, Bradford, BD13 2SQ

£795 Per Calendar Month

- Newly Built Cottage
- Downstairs W.C
- Shower Room
- Available Now
- Open Plan Lounge / Kitchen
- Two Bedrooms
- Small Patio Area & On Road Parking
- EPC - B / Council Tax Band - B

23 Highgate Road, Bradford BD13 2SQ

A Newly Built Cottage conveniently situated on Highgate Road in Queensbury close to all amenities. Accommodation comprises of; Open Plan Lounge & Kitchen, Downstairs W.C, Two Bedrooms & Shower Room. Small Outside Area & On Road Parking. EPC - B / Council Tax - B. Available Now



Council Tax Band: New Build



OPEN PLAN LOUNGE / KITCHEN

22'06 x 18'07

LOUNGE: Carpet (to be installed) Radiator. UPVC Double Glazed Windows. Under Stair Cupboard.

DOWNSTAIRS W.C - With white SW.C & Basin

KITCHEN - Range of white high gloss units, cupboards & drawers with wooden work tops. Boiler Cupboard. Integrated BEKO Oven & Hob with Extractor Fan. Plumbing for washer. Stainless Steel Sink & Drainer. UPVC Double Glazed Window.

LANDING

Carpet (to be installed). Radiator. Loft access (loft not checked). Double glazed window.

BEDROOM 1

12'01 x 9'08

Carpet (to be installed). Radiator. Double glazed window.

BEDROOM 2

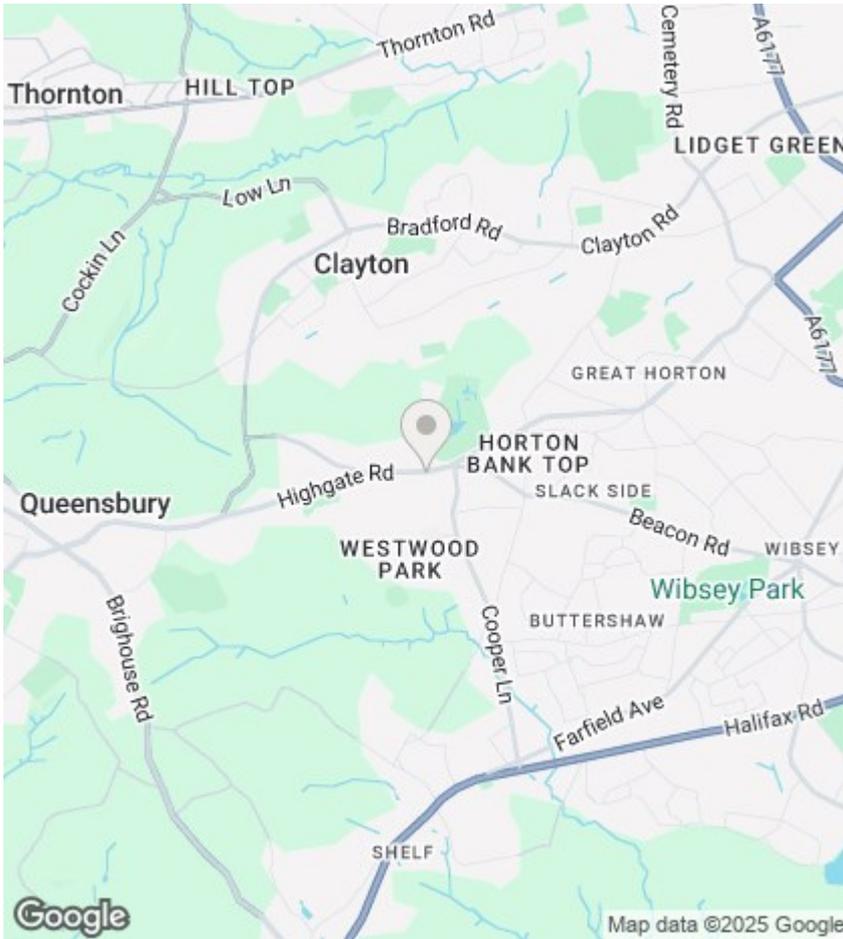
12'01 x 7'08

Carpet (to be installed). Radiator. Double glazed window.

BATHROOM

6'01 x 7'07

Vinyl Flooring (to be installed) Chrome wall radiator. Frosted double glazed window. White WC, sink and cupboard. Built in shower cubicle with thermostatic shower.



Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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	