



**22 Wellington Street, Queensbury, Bradford, BD13 1AP**

**£110,000**

- TWO BEDROOM BACK TO BACK MID TERRACE
- MASTER BEDROOM & OCCASIONAL ROOM/ STUDY TO FIRST FLOOR
- FURTHER BEDROOM TO THE SECOND FLOOR
- \*\* CHAIN FREE \*\*
- CLOSE TO BUS ROUTES, SCHOOLS, LOCAL AMENITIES, PARKS ETC.
- OPEN PLAN LOUNGE & KITCHEN
- MODERN HOUSE BATHROOM
- PAVED YARD/ GARDEN AREA TO THE FRONT
- GAS CENTRAL HEATING & DOUBLE GLAZING
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS

# 22 Wellington Street, Bradford BD13 1AP

\*\* CHAIN FREE \*\* Compact mid back to back terrace with two well-proportioned bedrooms, ideal for small families, couples or investors. Briefly comprising; Open plan lounge & kitchen, master bedroom, occasional room/ study & bathroom to the first floor, good size bedroom to the second floor. Located within easy reach of local amenities, walking distance to Tesco, close to local primary & secondary schools, short walk to the main bus route into Bradford and Halifax. IDEAL FOR FIRST TIME BUYERS OR INVESTORS.



Council Tax Band: A



## **OPEN PLAN LOUNGE & KITCHEN**

### **LOUNGE AREA**

Open-plan lounge with frosted glass built in storage cupboard housing the boiler. Wall mounted modern electric fire, wood effect laminate flooring, UPVC front door,

### **KITCHEN AREA**

Modern kitchen to the rear of the room with base & wall units in cream gloss, contrasting work surfaces, electric oven, fitted hob, extractor above, stainless steel sink, plumbing for an automatic washing machine, door to the cellar.

### **FIRST FLOOR LANDING**

Stairs to the first floor, access to master bedroom, occasional room/ study and bathroom.

### **MASTER BEDROOM**

Fitted storage cupboard with sliding frosted glass doors, French doors leading to a Juliette balcony to the front.

### **OCCASIONAL ROOM / OFFICE**

With borrowed light from the master bedroom via an internal window from the master bedroom. This property would make an ideal study/ home office, walk in wardrobe or an occasional room for guests.

### **BATHROOM**

Modern three piece suite in white comprising; panelled bath with shower above, pedestal wash basin, low flush WC, tiled walls & window.

### **SECOND FLOOR BEDROOM**

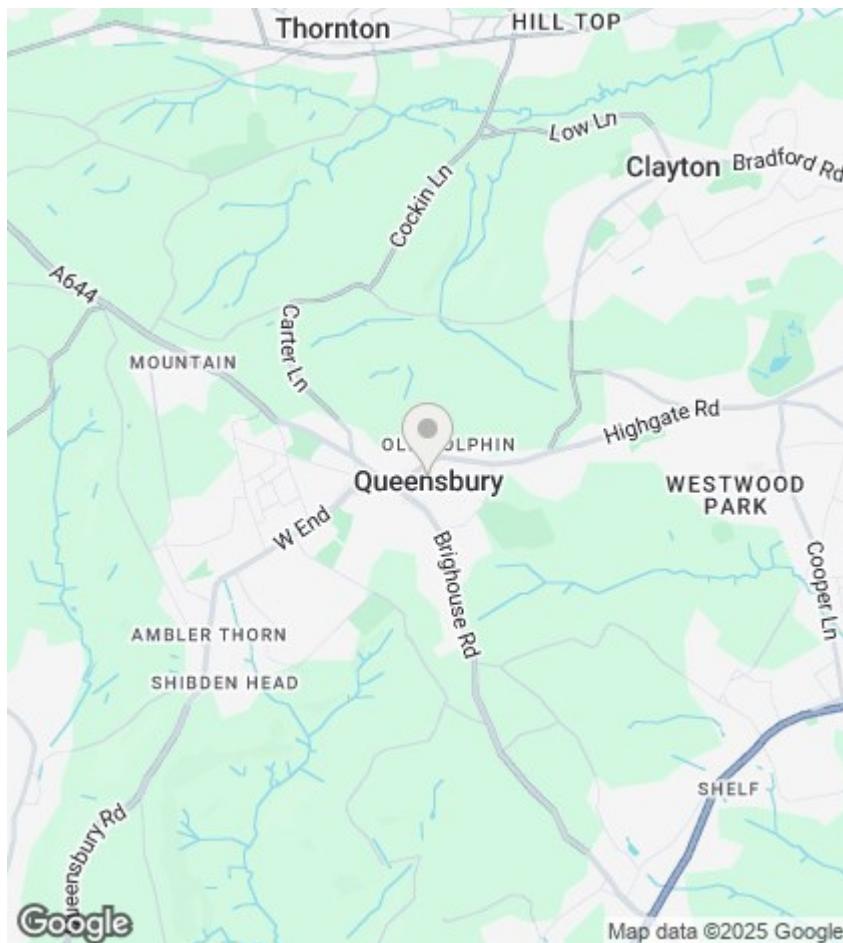
Good size double bedroom located in the attic, under eaves storage & Velux window.

### **GARDEN**

Enclosed garden area to the front with paved patio seating area, wall boundary.







## Directions

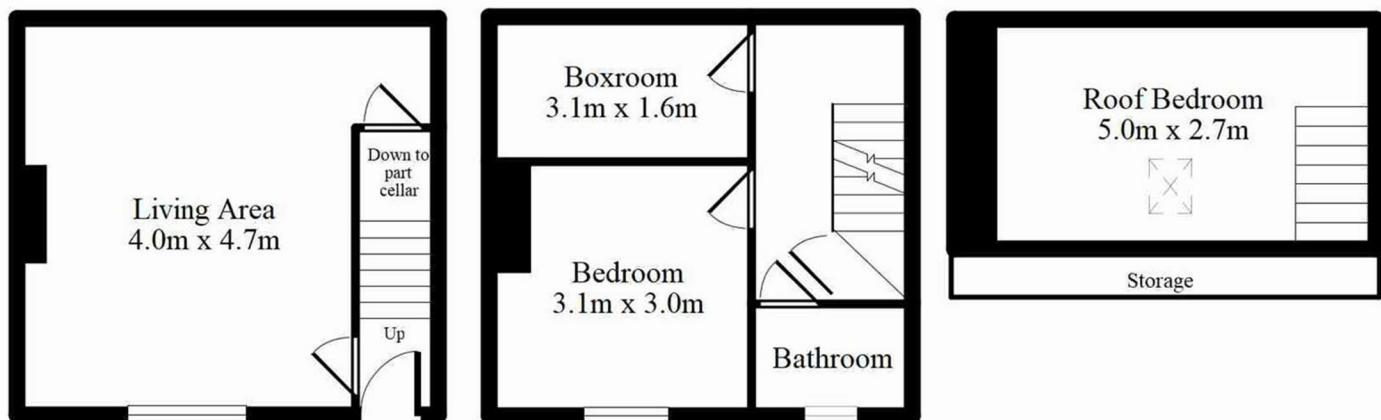
## Viewings

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

## EPC Rating:

D

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



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2025