



19 Victoria Street, Queensbury, Bradford, BD13 1AR

Auction Guide £70,000

- TWO BEDROOM STONE-BUILT MID TERRACE
- GAS FIRE IN THE LOUNGE
- UPVC DOUBLE GLAZING
- CELLAR & COAL STORE
- IDEAL FIRST TIME BUY OR LANDLORD INVESTMENT
- FOR SALE BY MODERN METHOD OF AUCTION
- TERMS AND CONDITIONS APPLY
- SUBJECT TO A HIDDEN RESERVE PRICE
- BUYERS FEES APPLY
- BUYER INFORMATION PACK AVAILABLE

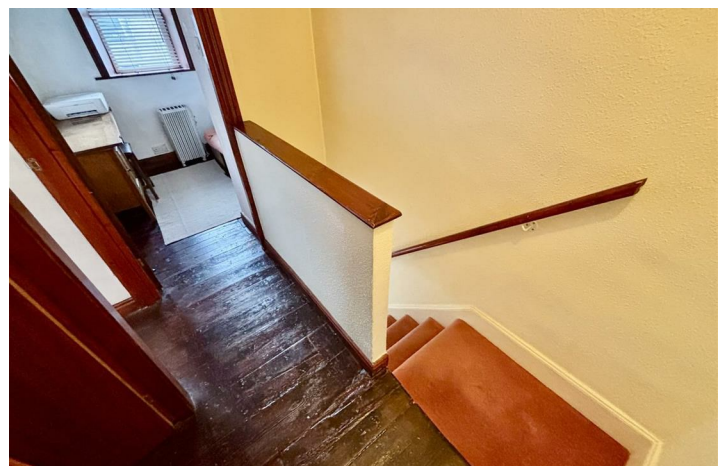
19 Victoria Street, Bradford BD13 1AR

**** FOR SALE BY MODERN METHOD OF AUCTION ** TWO BEDROOM MID-TERRACE ** BACK-TO-BACK ** WELL PRESENTED ** GARDEN TO FRONT ** COSE TO VILLAGE AMENITIES ****

This ideal first time buyer property is located in a convenient position in Queensbury with Tesco's, bus routes and the village High Street all just a short walk away. To the ground floor is a spacious living room with an open plan kitchen and access to a usable cellar space. To the first floor are two bedrooms and the bathroom. South-East facing garden to the front with ample space to sit out in the summer months! On-road parking to the front. Early viewing advised.



Council Tax Band: A



Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56-day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A

Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5%

of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

Living Room

16'7" x 15'4"

Open stairs lead off to the first floor, window to the front elevation and a Flavel gas fire. Open to:

Kitchen Area

Modern fitted wall and base units, laminate work surfaces over and splash-back wall tiling. Electric cooker point, plumbing for a washing machine and a stainless steel sink & drainer. Door to:

Cellar

11'3" x 6'1"

Whitewashed cellar with a vaulted ceiling, small window to the front and the original stone shelving. Door to the original coal storage space.

First Floor

Landing area with a hatch to the loft space, polished wood floor and doors off to the bedrooms and bathroom.

Bedroom One

10'4" x 10'2"

Double bedroom with a window to the front elevation and a polished wood floor.

Bedroom Two

7'6" x 6'2"

A single bedroom with a window to the front elevation.

Bathroom

11'1" x 4'9"

Panelled bath with electric shower over, pedestal washbasin and a low flush WC. Floor to ceiling airing cupboard providing further storage.

External

To the front of the property is a pleasant, enclosed walled garden with a Yorkshire stone pathway, gravelled area, flowerbed and a garden shed.







Directions

Viewings

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

EPC Rating:
D

