



1 Nelson Place, Queensbury, Bradford, BD13 2PT

£90,000

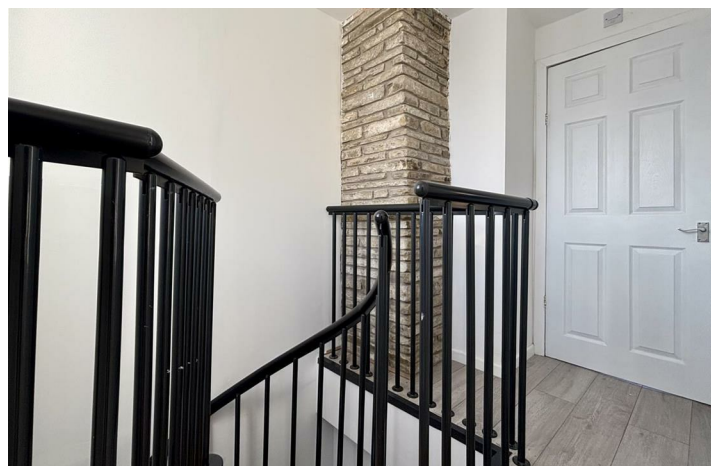
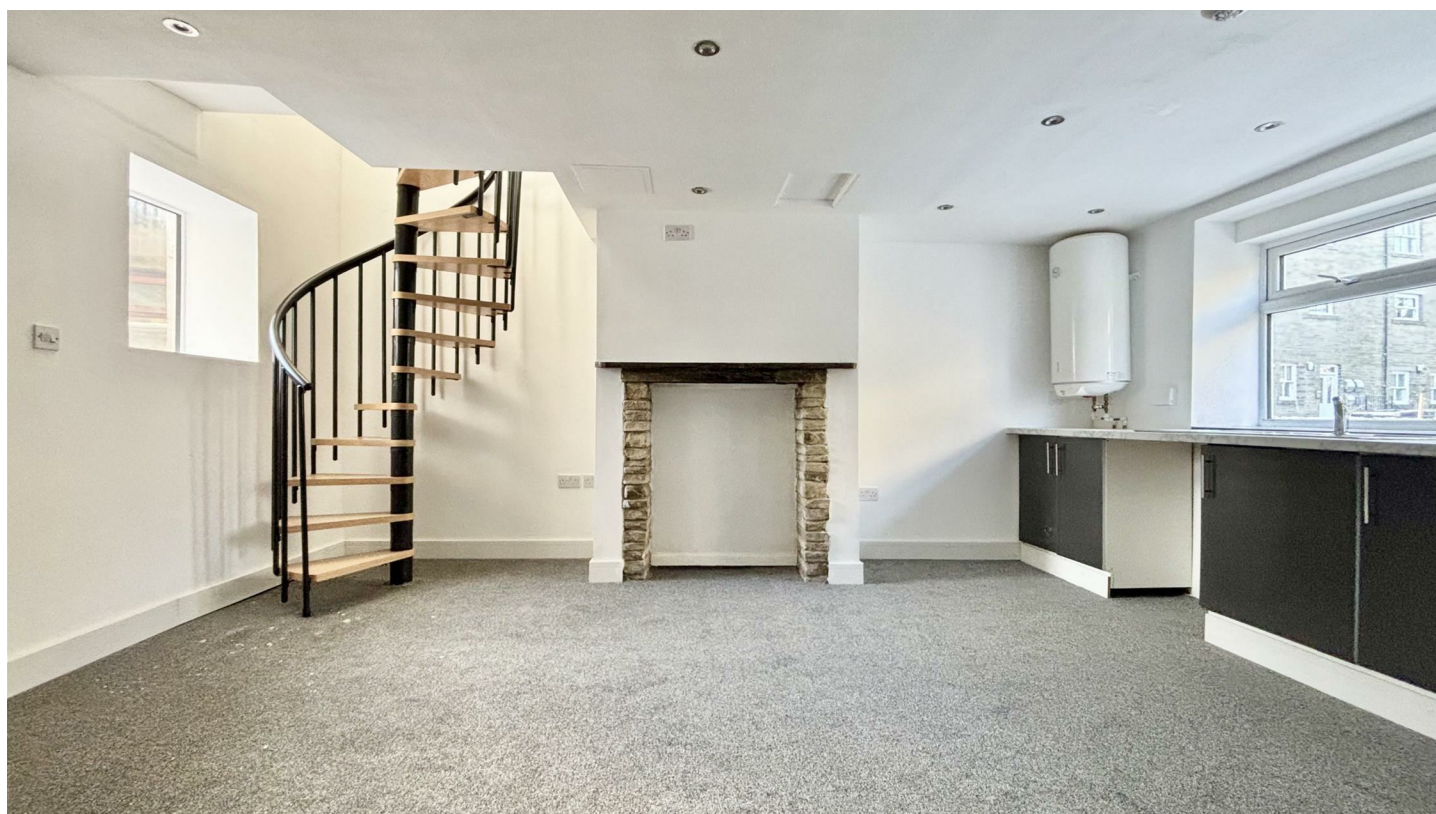
- TWO BEDROOM MID TERRACED COTTAGE
- ** ADJOINING COTTAGE ALSO FOR SALE **
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- ** CHAIN FREE **
- OPEN PLAN LOUNGE & KITCHEN
- SMALL GARDEN AREA TO THE FRONT
- EASY REACH OF BUS ROUTES
- EARLY VIEWING ADVISED
- * SOLD AS SEEN *

1 Nelson Place, Bradford BD13 2PT

**** TWO BEDROOM MID-TERRACE COTTAGE ** THROUGH-BY-LIGHT ** CHAIN FREE - SOLD AS SEEN ** VILLAGE LOCATION ** SPIRAL STAIRCASE ** CHARACTER FEATURES **** This ideal first time buyer property or landlord investment is well presented throughout and handily located for village amenities and bus routes. This property has had many improvements carried out in recent years. Briefly comprising; Open plan lounge & kitchen, two bedrooms, bathroom, open plan garden area to the front. Be quick with this one!



Council Tax Band: B



Entrance Area

Stairs lead off to the first floor and being open to the Kitchen area.

Lounge

16'6 x 15'3

A spacious lounge with an open-plan kitchen.

Windows to both the front and rear elevations, spiral staircase and a feature fireplace with exposed stone.

Open to:

Kitchen Area

Modern fitted wall and base units with complimentary laminate work surfaces, stainless steel sink and drainer and plumbing for a washing machine.

First Floor

Landing area with a window to the rear elevation and exposed stonework.

Bedroom One

10'8 x 9'4

Two windows to the front elevation and laminate flooring.

Bedroom Two

8'4 x 5'6

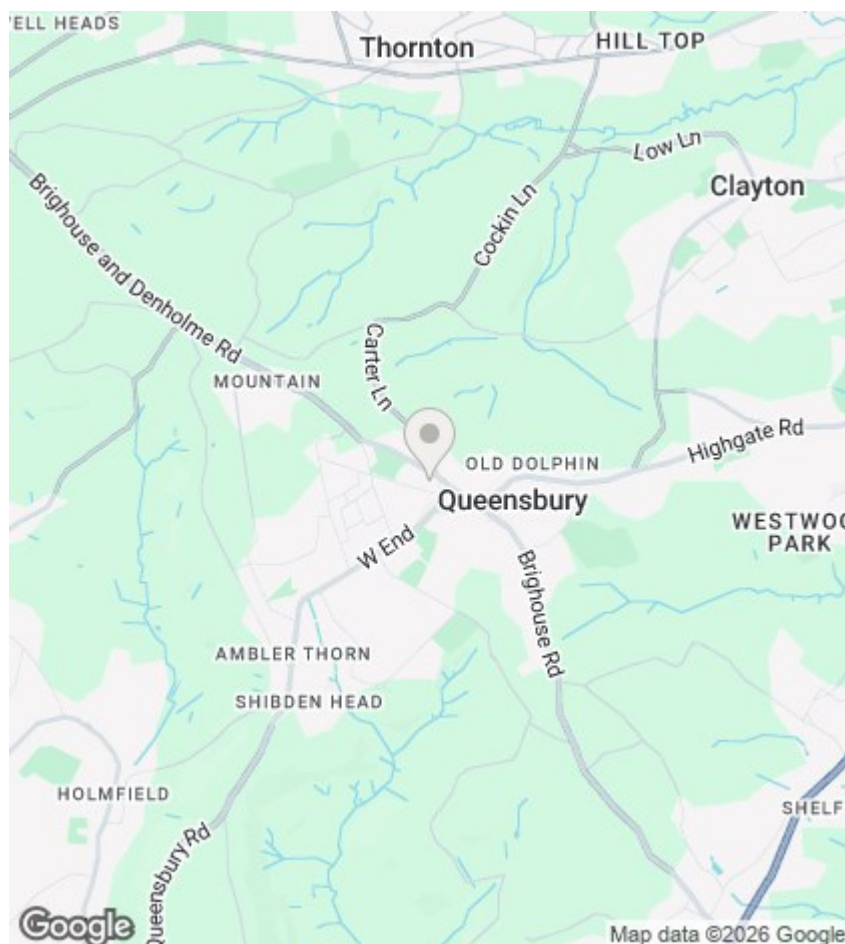
Window to the rear elevation and laminate flooring.

Bathroom

An impressive four piece bathroom comprising of a freestanding bath with centre shower taps, pedestal wash basin, low flush WC and a walk-in shower enclosure with glass screen and an electric shower. Tiled floor and a window to the front elevation.

External

Small open plan garden area to the front.



Directions

From our office in Queensbury head towards the COOP and turn first right on to Chapel Street. Immediately after George III pub on your right, turn right on to Nelson Street. Nelson Place is first right and the property is on your right.

Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	