



## 2 Derby Street, Queensbury, Bradford, BD13 2HR

Offers In The Region Of £155,000

- TWO BEDROOM SEMI DETACHED
- DRIVE TO THE REAR FOR 2-3 CARS
- LOW MAINTENANCE REAR GARDEN
- VILLAGE LOCATION
- CLOSE TO AMENITIES
- SINGLE DETACHED GARAGE
- 14' CONSERVATORY
- SPACIOUS 18' LOUNGE
- OFF-ROAD PARKING
- EARLY VIEWING ADVISED

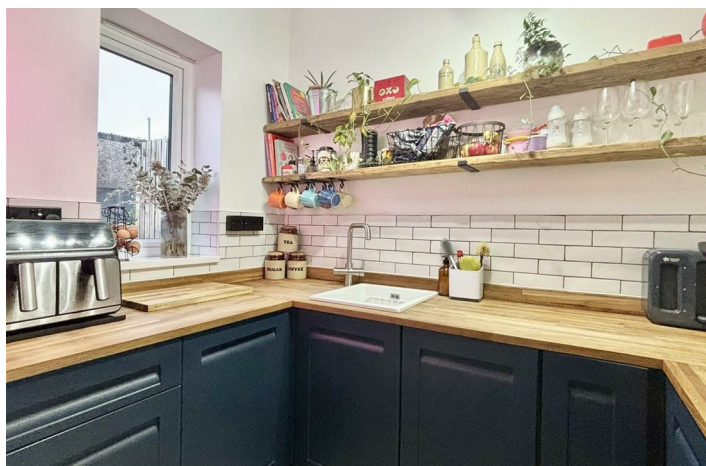


## 2 Derby Street, Bradford BD13 2HR

**\*\* SPACIOUS TWO BEDROOM SEMI DETACHED \*\* DRIVE FOR SEVERAL CARS & GARAGE \*\* CONSERVATORY \*\* WELL PRESENTED \*\*** This attractive property in Queensbury will be of interest to first time buyers, investors or perhaps those down-sizing. Benefitting from gas central heating, UPVC double glazing, a low maintenance garden to the rear, conservatory, character features and a driveway with garage to the rear. Briefly comprising of an entrance hall, a well proportioned lounge, kitchen, conservatory, two first floor bedrooms and a modern family bathroom. Situated in a quiet position, yet handy for village amenities, bus routes and local schools. Tastefully presented throughout. View now!



Council Tax Band: A



### **Entrance Hall**

Stairs to the first floor and a door to the lounge.  
Central heating radiator.

### **Lounge**

18'4 x 14'4

A superb, spacious reception room with a cosy solid fuel stove and doors off to a rear hallway and the kitchen. Windows to the front and rear elevations and two central heating radiators.

### **Kitchen**

8'1 x 5'3

A modern fitted kitchen with butchers block work surfaces and an integrated dishwasher, Bosch four ring gas hob and matching electric oven, ceramic sink with mixer tap, exposed beams and complimentary rustic style open shelving. There is a window to the rear elevation and a roof window allowing for plenty of natural light. A Fridge-freezer is included in the sale.

### **Conservatory**

14'5 x 7'1

A good-sized UPVC conservatory with space for dining and a sofa. French doors lead to the rear garden. Central heating radiator.

### **Inner Hallway**

Access to the lounge, conservatory and a door to the cellar.

### **Cellar**

A good-sized cellar with the original stone shelving, plumbing for a washing machine and ample space for storage, tumble dryer, spare freezer etc.

### **First Floor**

A good range of fitted storage cupboards, boiler cupboard and doors off to the bedrooms and bathroom.

### **Bedroom One**

13'0 x 10'5

Window to the front elevation, feature cast iron fireplace and a central heating radiator. A tall four-door wardrobe is included in the sale.

### **Bedroom Two**

6'11 x 5'11

Window to the front elevation, fitted

wardrobe/storage and a central heating radiator. Currently used as a nursery but would accommodate a single bed and further bedroom furniture.

### **Bathroom**

A modern refurbished bathroom with black fittings and accessories. Comprising of a panelled bath with a rainfall shower over and crittall style shower screen, washbasin with mixer tap and storage below and a low flush WC. Window to the side elevation, fitted open shelving and a tall black heated towel rail.

### **External**

Small low maintenance garden to the front with a stone wall boundary and garden gate. To the rear is a surprisingly large, enclosed, low maintenance garden with access to a single detached garage and a driveway with parking for two-three cars. Paved patio area, decking, fixed seating and gravel area.

Please note - the driveway is accessed via Parkside Avenue and is in between number 11 and 13. A gate at the side of the garage leads to the rear of the house.

### **EPC TO FOLLOW**













## Directions

## Viewings

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

## EPC Rating:

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

