



57 High Street, Queensbury, Bradford, BD13 2AD

£75,000

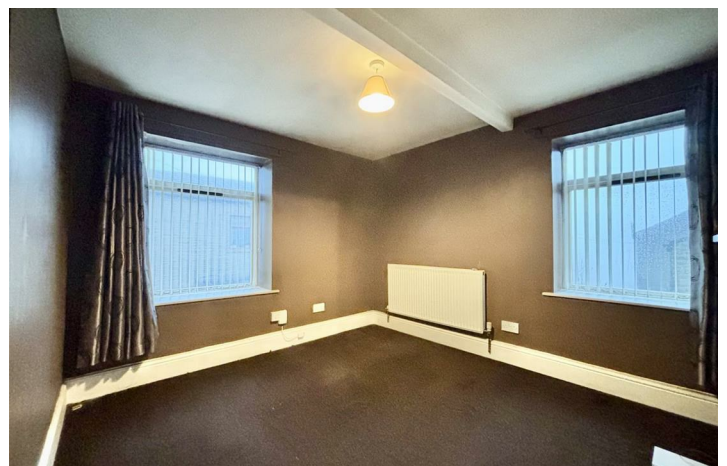
- TWO BEDROOM DUPLEX APARTMENT
- SET OVER TWO FLOORS
- DINING-KITCHEN
- BUS STOP OUTSIDE
- IDEAL LANDLORD INVESTMENT
- DECEPTIVELY SPACIOUS
- TWO DOUBLE BEDROOMS
- CENTRAL VILLAGE LOCATION
- AMENITIES IN WALKING DISTANCE
- EARLY VIEWING ADVISED

57 High Street, Bradford BD13 2AD

**** TWO BEDROOM DUPLEX APARTMENT ** SET OVER TWO FLOORS ** TWO DOUBLE BEDROOMS ** DECEPTIVELY SPACIOUS ** CENTRAL VILLAGE LOCATION **** This well proportioned apartment is located on Queensbury High Street and is well placed for accessing local amenities, bus routes and schools. To the ground floor is a private front door leading to an entrance hall with stairs up to the first floor. A landing area gives access to a dining-kitchen, bedroom and bathroom, with stairs leading off to a second floor lounge and another double bedroom. Arrange your viewing now!



Council Tax Band: A



GROUND FLOOR

Hallway

The front entrance door leads into a small hall with stairs leading to the first floor.

FIRST FLOOR

Landing

Giving access to the Dining-Kitchen, Bedroom and Bathroom. Stairs off to the second floor and a central heating radiator.

Dining-Kitchen

14'5 x 10'3

Kitchen area plus plenty of space for a dining table & chairs or sofa. The kitchen has fitted base and wall units, an electric cooker point, plumbing for a washing machine and a stainless steel sink & drainer. Two windows to the front elevation and one to the side. Central heating radiator.

Bedroom

10'3 x 9'7

Windows to the side and rear elevations, central heating radiator and a fireplace with electric fire.

Bathroom

8'4 x 7'4

A white three price bathroom suite comprising of a panelled bath with shower tap attachment, pedestal washbasin and a low flush WC. Central heating radiator and a window to the rear elevation.

SECOND FLOOR

Lounge

14'1 x 13'8

Stairs from the landing lead to the lounge with a window to the rear elevation, open spindle balustrade, central heating radiator and door to:

Bedroom

13'6 x 10'2

Window to the front elevation and a central heating radiator.

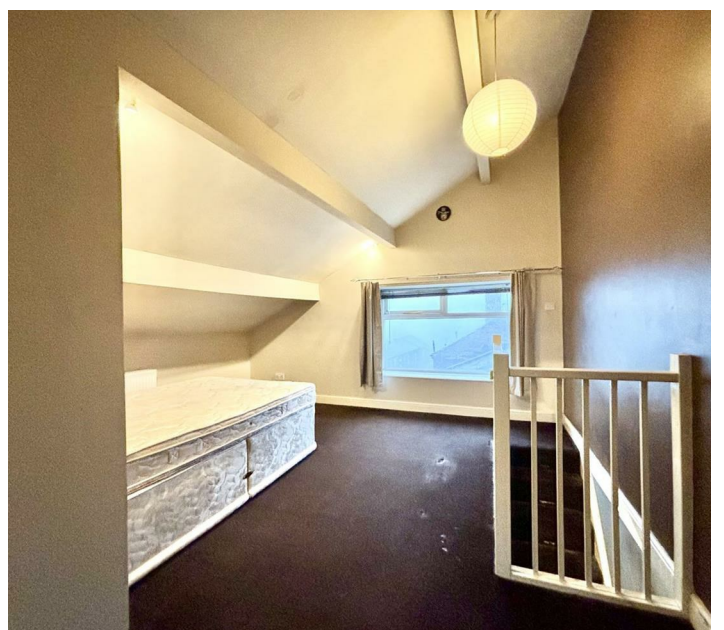
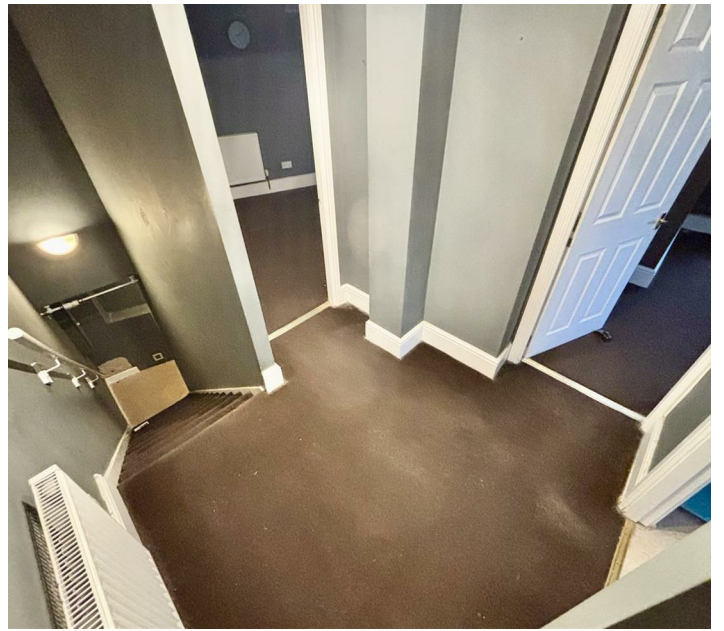
Please Note

No garden or parking.

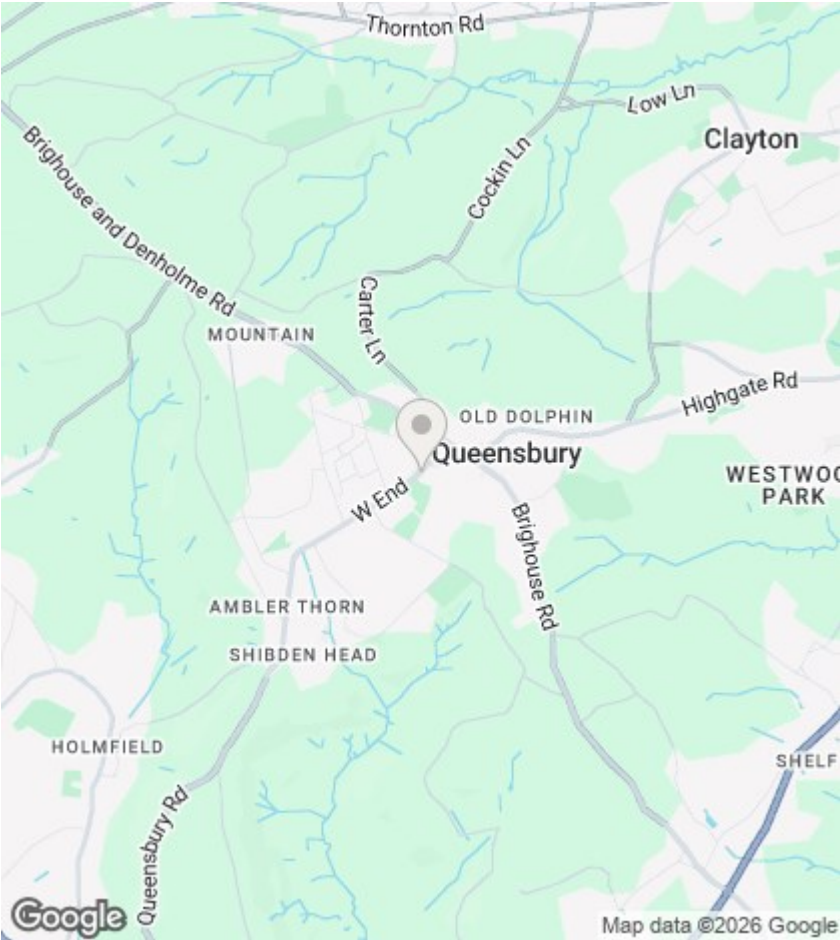
The property is on the first and second floor of

the building with an entrance on the ground floor. There is another flat below it on the ground floor and in the basement (57A High Street). The current owner owns both flats. The flat for sale (57 High Street) will be sold with the freehold and will be responsible for the roof, gutters, it's own windows and the original shop front of the building where the front door is. A new lease will be drawn up for the buyer. Please contact us with any questions.

EPC & Floor Plan 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) 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