bronte estates









2 Lyon Street, Queensbury, Bradford, BD13 1AY

£145,000

- END BACK TO BACK TERRACE
- ACCOMMODATION OVER FOUR FLOORS
- LARGE CELLAR COULD BE CONVERTED SUBJECT TO PERMISSION
- IDEAL FIRST TIME BUYER PROPERTY
- UPVC DOUBLE GLAZING
- THREE BEDROOMS
- CLOSE TO VILLAGE AMENITIES
- SMALL YARD TO THE FRONT
- GAS CENTRAL HEATING
- VIEWING HIGHLY RECOMMENDED

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* DECEPTIVELY SPACIOUS * END BACK-TO-BACK TERRACE * GENEROUS ACCOMMODATION OVER FOUR FLOORS * IDEAL FIRST TIME BUYER PROPERTY * PERFECT FOR SMALL FAMILIES * The property comprises three bedrooms, with two bedrooms to the first floor and an impressive overall loft bedroom featuring a gable-end window. A particular feature is the large cellar, which offers excellent potential for conversion into a kitchen and/or additional living space, subject to the necessary permissions. Externally, there is a small front yard, while the property is conveniently situated close to local amenities and bus routes providing access to Halifax and Bradford. An excellent opportunity for those looking for a family home or ideal first-time purchase, with plenty of scope to personalise and create a fantastic home.

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Council Tax Band:







OPEN PLAN LOUNGE & KITCHEN
20'0 x 14'11

LOUNGE AREA
Good size living space with feature fire place & electric log burner effect fire, two central heating radiators, window to side, composite door to the front.

KITCHEN AREA
Modern range of wall & base units, including washing machine cupboard, larger cupboard, hidden microwave cupboard with additional storage, contrasting work surfaces, stainless steel sink & drainer, window to the front.

CELLAR
16'6 x 14'4
Large tanked cellar with under stairs storage, central heating radiator, power & spot lights, gas & electric meters, opening window to the front.

FIRST FLOOR LANDING
Original stone stairs, original wooden flooring, central heating radiator, doors to two bedrooms and bathroom, stairs to attic bedroom.

BEDROOM ONE
14'10 x 8'10
Original flooring, central heating radiator, windows to front & side.

BEDROOM TWO
7'10 x 7'6
Original flooring, central heating radiator, window to the front.

BATHROOM
9'0 x 4'10
Three piece bathroom suite comprising; panelled bath, low flush WC & pedestal wash basin, central heating radiator, window to the front.

ATTIC BEDROOM
14'9 x 9'2
Please note the measurements are under the eves and there is limited head room to one side.
Original flooring, exposed beams, central heating boiler, central heating radiator, window to the side.

EXTERIOR
Small yard to the front with walled boundary.

SALE READY
Get ready for speedier, smoother and more successful sales with Sale Ready properties!

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:
- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.





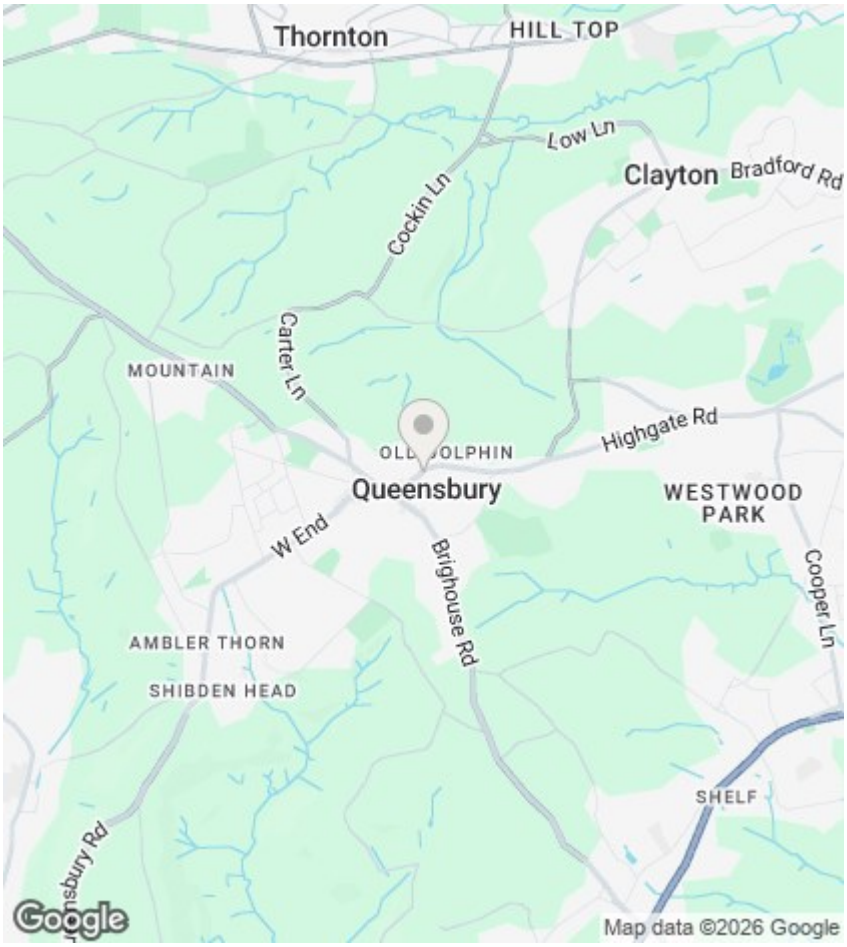












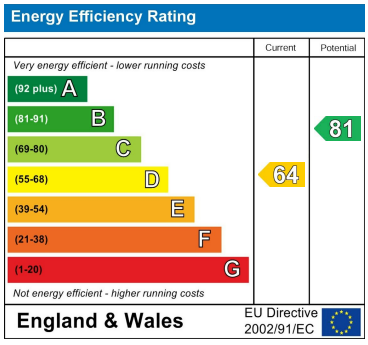
Directions

Viewings

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

EPC Rating:

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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 2026

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