



2 Booth Street, Queensbury, Bradford, BD13 2HU

£88,000

- ONE BEDROOM END TERRACE
- GAS CENTRAL HEATING
- UPDATING REQUIRED
- CLOSE TO BUS ROUTES
- CUL-DE-SAC POSITION
- 'BACK-TO-BACK'
- UPVC DOUBLE GLAZING
- GARDEN TO THE FRONT
- WALKING DISTANCE TO AMENITIES
- VIEW NOW!

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**** SPACIOUS ONE BEDROOM END TERRACE ** QUEENSBURY VILLAGE LOCATION ** GAS CH & UPVC DG ** GARDEN TO THE FRONT **** This end back-to-back terrace offers potential to update, modernise and add value. Due to the large bathroom and master bedroom with dual aspect, there may be potential to reconfigure the layout to create two bedrooms, subject to the new owner obtaining any required permissions/consent. Briefly comprising of: Hall, Kitchen, Cellar, Lounge, Bedroom & Bathroom. Garden to the front. Walking distance to bus routes and village amenities. Early viewing advised.



Council Tax Band: A



Hallway

UPVC front door. Doors off to the lounge & kitchen and a central heating radiator.

Lounge

15'0 x 14'4

Windows to both the side and front elevations, Cannon gas fire, fitted cupboard and a central heating radiator.

Kitchen

9'4 x 6'0

Fitted with a range of base and wall units, laminated work surfaces and tiled splash-backs. Integrated electric oven, gas hob and extractor, plus plumbing for a washing machine and a stainless steel sink and drainer. Window to the front elevation, and a door to the cellar.

Cellar

A small keeping cellar with the original stone floor, shelving and a window to the front elevation.

First Floor Landing

Walk-in storage cupboard and doors off to the bedroom and bathroom.

Bedroom One

15'1 x 11'2

Windows to both the front and side elevations, central heating radiator and a range of fitted bedroom furniture.

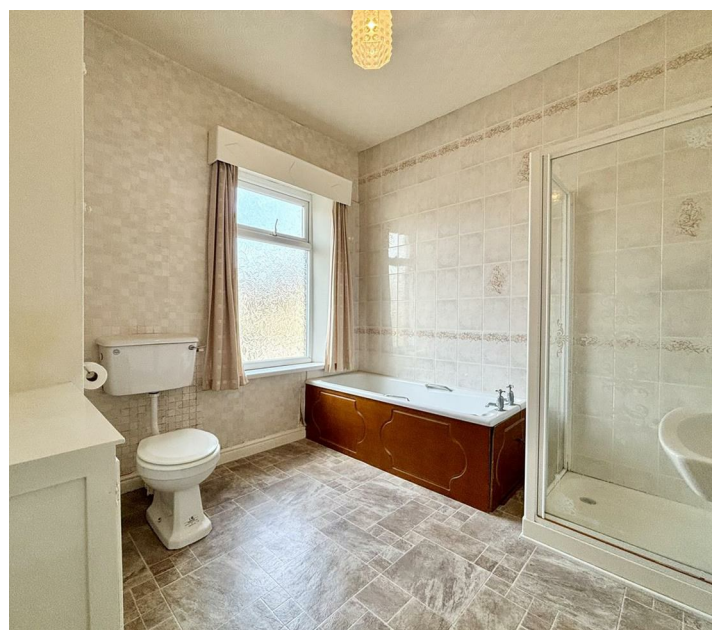
Bathroom

9'4 x 9'2

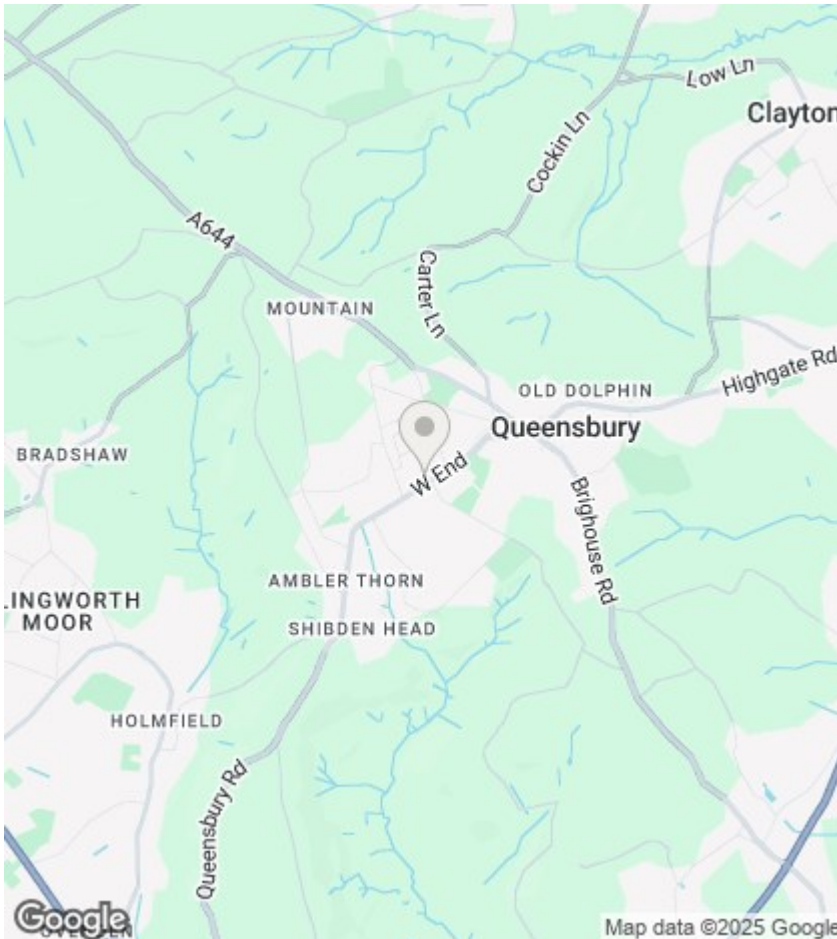
A good-sized bathroom comprising of a shower cubicle with electric shower, panelled bath, pedestal washbasin and WC. Boiler cupboard, central heating radiator and a window to the front elevation.

External

To the front of the property is paved garden with a stone wall boundary, flower bed and mature shrubs. On-road parking.







Directions

Viewings

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

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

