



## 3 Nelson Place, Queensbury, Bradford, BD13 2PT

£95,000

- TWO BEDROOM MID TERRACED COTTAGE
- MODERN BATHROOM
- SMALL GARDEN AREA TO THE FRONT
- EASY REACH OF BUS ROUTES
- GAS CENTRAL HEATING
- THROUGH-BY-LIGHT
- OPEN PLAN LOUNGE & KITCHEN
- CLOSE TO LOCAL AMENITIES
- EARLY VIEWING HIGHLY RECOMMENDED
- UPVC DOUBLE GLAZING

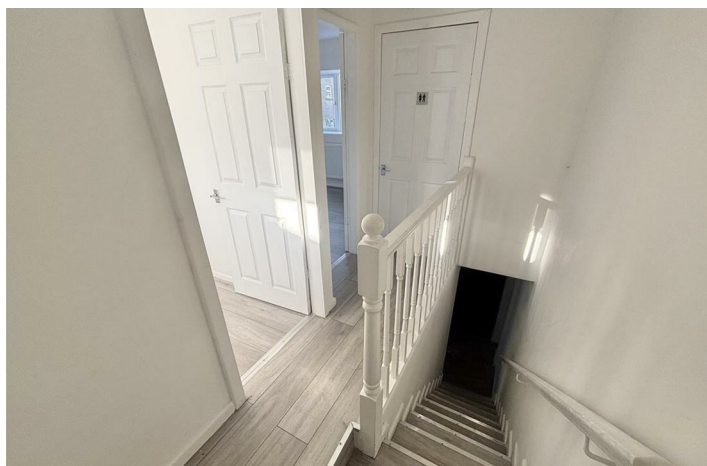


## 3 Nelson Place, Bradford BD13 2PT

**\*\* CHAIN FREE \*\* TWO BEDROOM MID-TERRACE COTTAGE \*\* THROUGH-BY-LIGHT \*\* HEART OF QUEENSBURY VILLAGE \*\*** This ideal first time buyer property or landlord investment is well presented throughout and handily located for village amenities and bus routes to Bradford & Halifax. No work required, bring your furniture and move in. Gas central heating, UPVC double glazing and many improvements carried out in recent years. Briefly comprising; Open plan lounge & kitchen, two bedrooms, bathroom, open plan garden area to the front.



Council Tax Band: B



## **ENTRANCE HALL**

External front door, opening to the kitchen and stairs to first floor.

## **LOUNGE**

16'6 x 16'0

Feature fire place recess, laminate flooring, access to cellar and a central heating radiator. Windows to the front and rear elevations and being open plan to:

## **KITCHEN AREA**

Modern range of black fitted base units with contrasting work surfaces, stainless steel sink & drainer, fitted electric hob, laminate flooring and space for a freestanding cooker. Central heating boiler located in a cupboard and plumbing for a washing machine.

## **FIRST FLOOR LANDING**

Laminate flooring, access to the loft and doors to both bedrooms and the bathroom.

## **BEDROOM ONE**

10'5 x 10'2

Laminate flooring, central heating radiator and a window to front elevation.

## **BEDROOM TWO**

8'0" x 6'0"

Laminate flooring, central heating radiator and two windows to rear elevation.

## **BATHROOM**

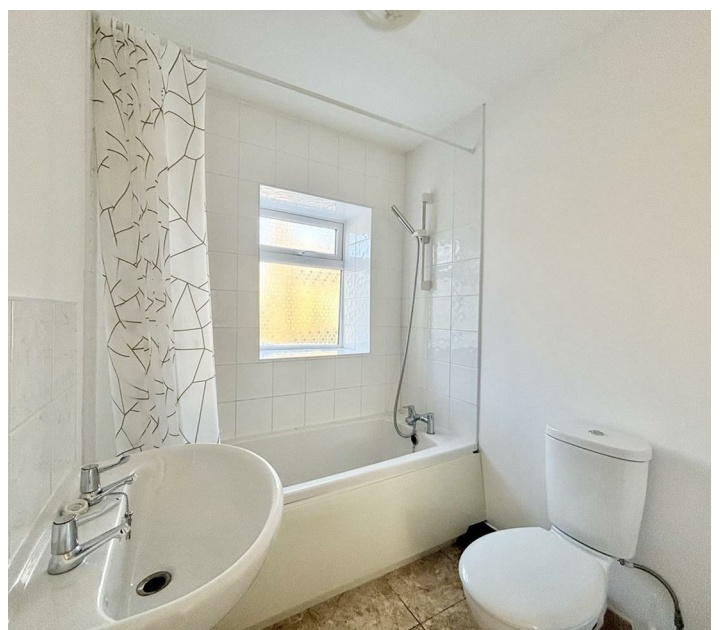
Modern three piece suite in white comprising; panelled bath with mixer taps & shower attachment, low flush WC, pedestal wash basin, partly tiled walls, central heating radiator and a window to front elevation.

## **EXTERIOR**

Small open plan garden area to the front.

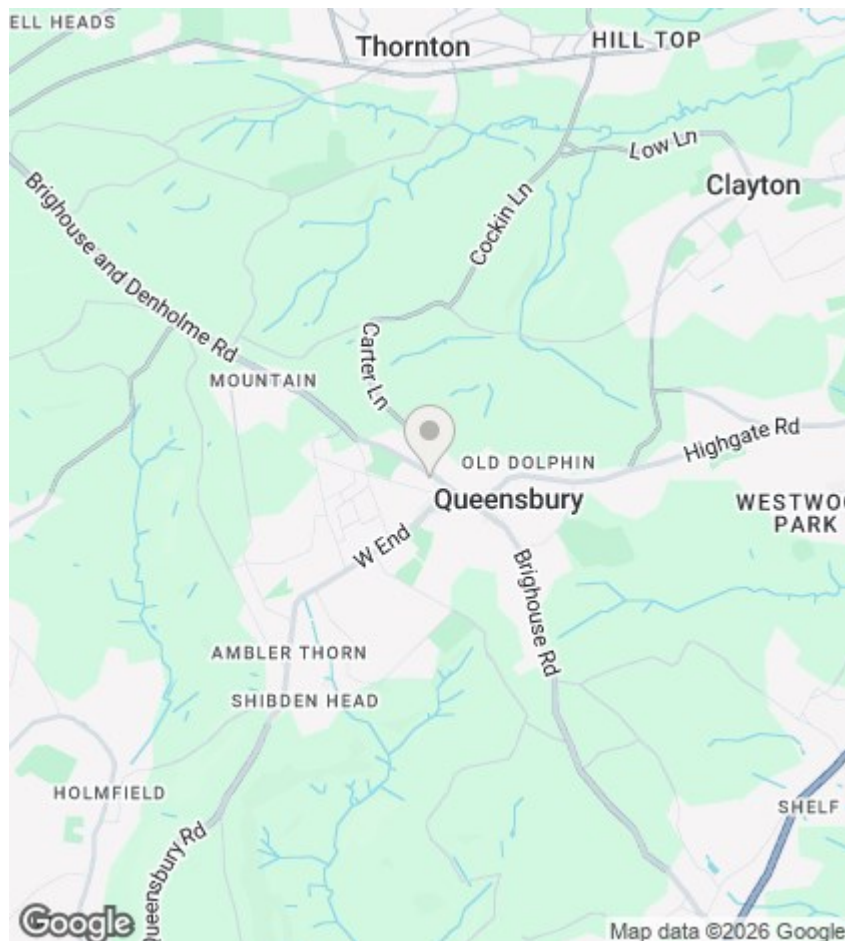
## **PLEASE NOTE**

We also have number 1 Nelson Place next door for sale which is very similar and at the same price.









## 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:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(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