



**14. Albert Road, Queensbury, Bradford, BD13 1PB**

**£95,000**

- ONE BEDROOM THROUGH BY LIGHT TERRACED
- SMALL YARD TO THE FRONT
- ELECTRIC FIRE IN THE LOUNGE
- DOUBLE BEDROOM WITH FITTED WARDROBES
- READY TO MOVE INTO
- WELL PRESENTED THROUGHOUT
- IDEAL FOR INVESTORS AND FIRST TIME BUYERS
- CLOSE TO LOCAL AMENITIES AND BUS ROUTES
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EARLY VIEWING ADVISED

# 14. Albert Road, Bradford BD13 1PB

\*\* ONE BEDROOM TERRACED \*\* DOUBLE BEDROOM WITH FITTED WARDROBES \*\* CLOSE TO LOCAL AMENITIES \*\* IDEAL INVESTMENT OR FIRST TIME BUY \*\* This through by light terraced property is located in the Queensbury village and would make a perfect investment for a landlord's portfolio or an ideal first home for any first time buyers. Conveniently located near local amenities and bus routes, this property boasts a good sized lounge with a separate kitchen, one double bedroom, modern bathroom, cellar for storage and a small fenced yard to the front. Book your viewing today for an opportunity to see this commodious house. This property also comes with the added bonus that the vendor has opted for PREMIUM CONVEYANCING to speed up the transaction following offer acceptance.



Council Tax Band:



## **ENTRANCE VESTIBULE**

UPVC front door, cloak hooks, access to the lounge.

## **LOUNGE**

12'5 x 13'8

Window to the front, feature wall mounted electric fire, fitted cupboards to the chimney recess, central heating radiator.

## **KITCHEN**

7'8 x 6'1

Modern range of fitted base & wall units, contrasting work surfaces, stainless steel sink and drainer with mixer tap, splashback tiles, fitted oven and four ring hob, plumbing for a washing machine, space for freestanding fridge freezer, window to the rear, central heating radiator, access to the cellar.

## **CELLAR**

Ideal storage space with radiator, power and light.

## **LANDING**

Window to the rear, central heating radiator.

## **BEDROOM ONE**

10'65 x 12'9

Central heating radiator, large window to the front, fitted wardrobes to the chimney recess.

## **BATHROOM**

6'3 x 7'6

Modern three piece suite comprising; panelled bath with shower above and with glass screen, pedestal wash basin, low flush W/C, part tiled walls, airing cupboard, central heating radiator, window to the rear.

## **EXTERNAL**

Yard to the front with paved seating area, fenced boundary.

## **PREMIUM CONVEYANCING**

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.

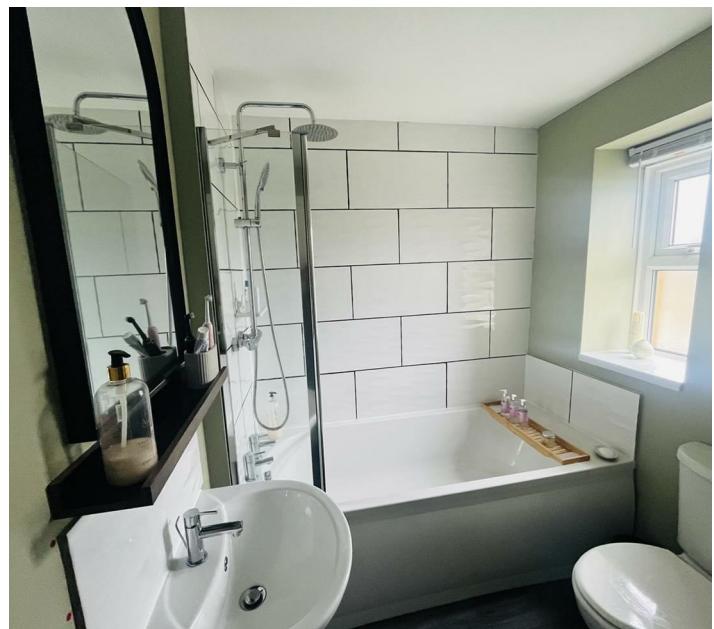
The legal pack includes

- Evidence of title

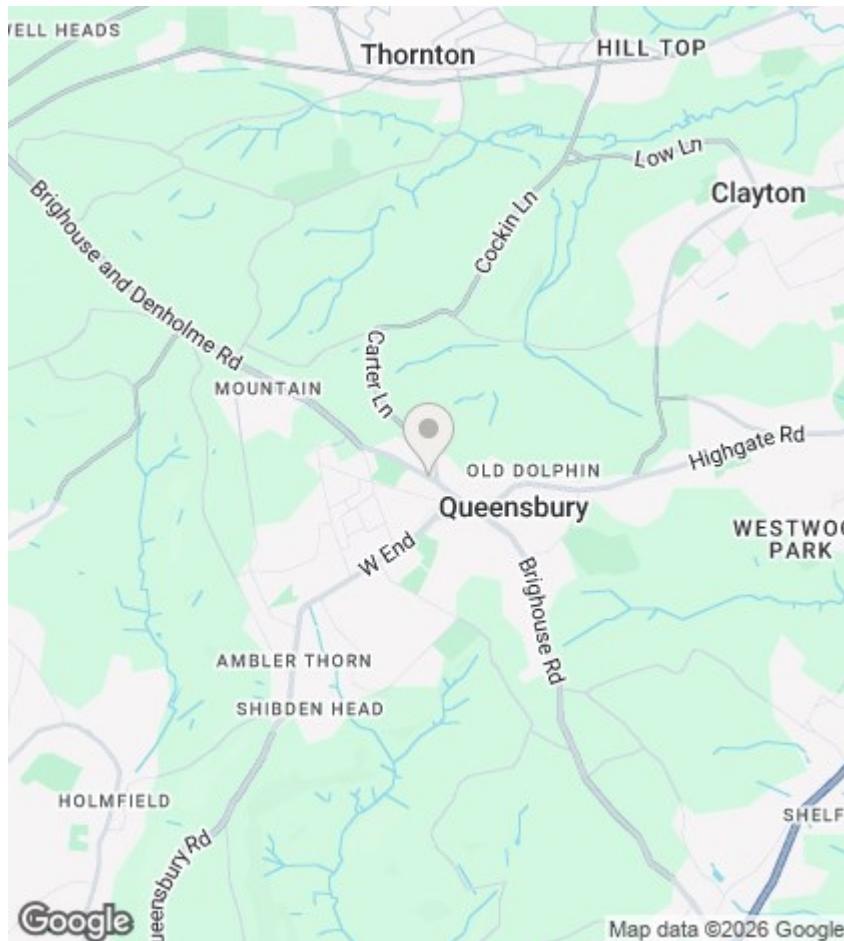
- Standard searches (regulated local authority, water & drainage & environmental)

- 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 buys the searches provided in the pack which will be billed at £360 inc VAT upon completion. We will also require any purchasers to sign a buyer's agreement.







## Directions

## Viewings

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

## EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	