



17 Victoria Street, Queensbury, Bradford, BD13 1AR

Offers Over £90,000

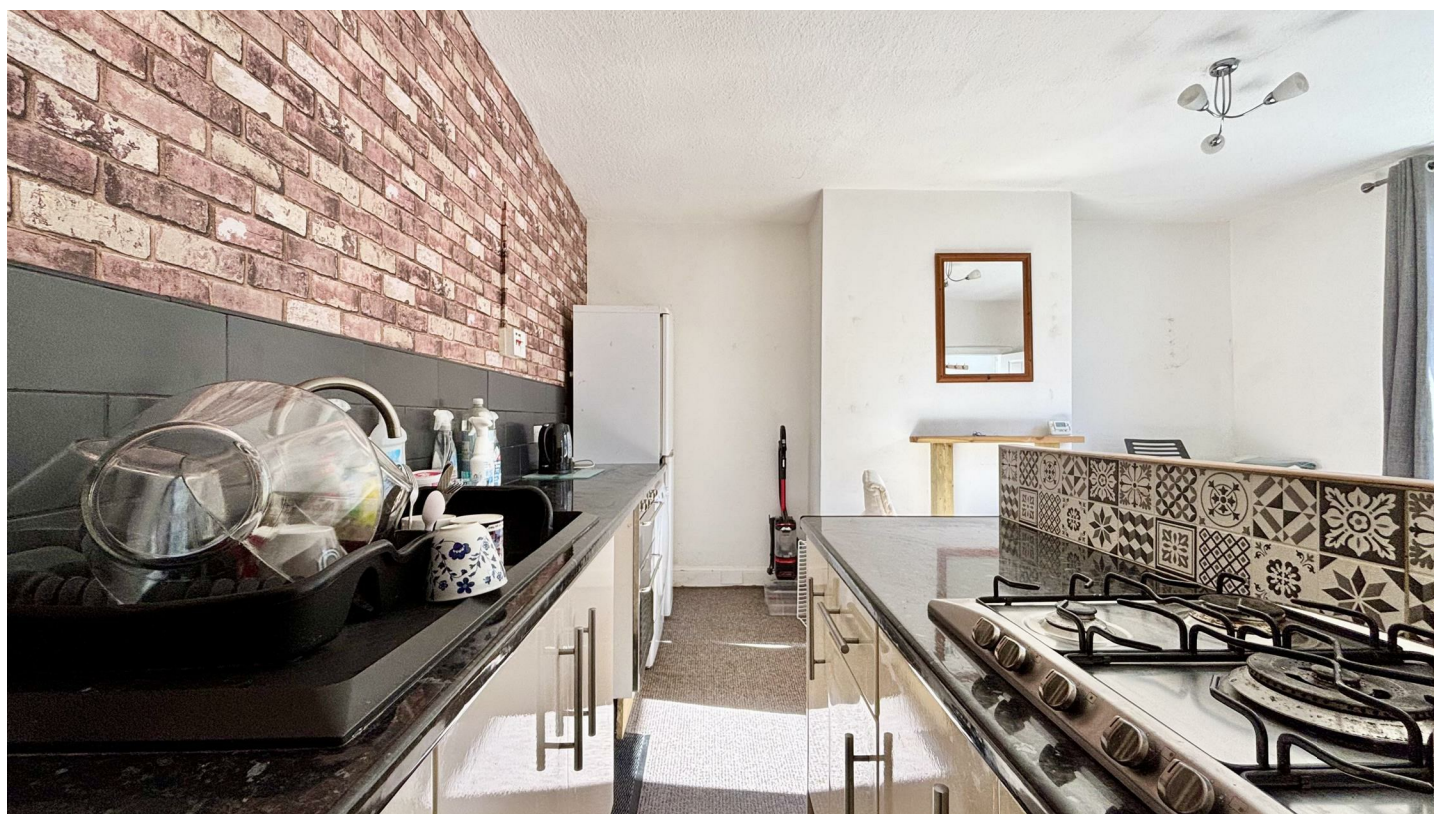
- TWO BEDROOM BACK-TO-BACK
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZING
- 'READY TO MOVE IN'
- QUEENSBURY VILLAGE LOCATION
- STONE BUILT MID-TERRACE
- GAS CENTRAL HEATING
- COTTAGE GARDEN TO THE FRONT
- CLOSE TO BUS ROUTES
- EARLY VIEWING ADVISED

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**** STONE BUILT MID TERRACE ** TWO DOUBLE BEDROOMS ** BACK-TO-BACK ** GARDEN TO THE FRONT ** IDEAL FIRST TIME BUY **** Bronte Estates are pleased to offer for sale this two bedroom property in Queensbury with a Tesco store and amenities on the village High Street just a few minutes walk away. To the ground floor is an open plan lounge & kitchen, a large double bedroom and bathroom on the first floor and an overall double attic bedroom. Pleasant garden to the front and on-road parking. Gas central heating UPVC double glazing and a modern fitted kitchen. Arrange your viewing now!



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, central heating radiator and a door to the lounge.

Lounge

16'6 x 15'3

Window to the front elevation, central heating radiator and being open plan to the kitchen area.

Kitchen Area

Fitted with a range of base units with laminate work surfaces over and complimentary splash-back tiling. Integrated Smeg double electric oven & grill, Smeg five ring gas hob, black composite sink & drainer and plumbing for a washing machine. Door to the cellar.

Cellar

Providing further storage space.

Bedroom One

15'3 x 10'8

A well proportioned double bedroom with a window to the front elevation and a central heating radiator.

Bathroom

Corner shower cubicle with a mains powered shower and glass sliding doors, pedestal washbasin and a low flush WC. Radiator, central heating boiler and a window to the front elevation.

Bedroom Two

14'5 x 11'4

Attic bedroom with two skylight windows, painted pine floor and a central heating radiator.

External

Paved patio garden to the front with stone wall boundary, garden gate, bin store and a small storage shed.

Important Information Regarding Access

Prospective purchasers should be aware that the property is situated on an unadopted road and the title deeds do not currently contain a documented right of way. We understand that neighbouring properties have rights of way recorded within their respective title deeds, and the vendor has made an application to HM Land Registry in relation to the access arrangements

for this property. The outcome and timescale of this application cannot be guaranteed.

Indemnity insurance may be available and may be acceptable to some mortgage lenders, subject to their individual requirements. Prospective purchasers are advised to make their own enquiries and obtain independent legal and financial advice to satisfy themselves that the access arrangements are acceptable to them and, where applicable, their mortgage lender.

SALE READY

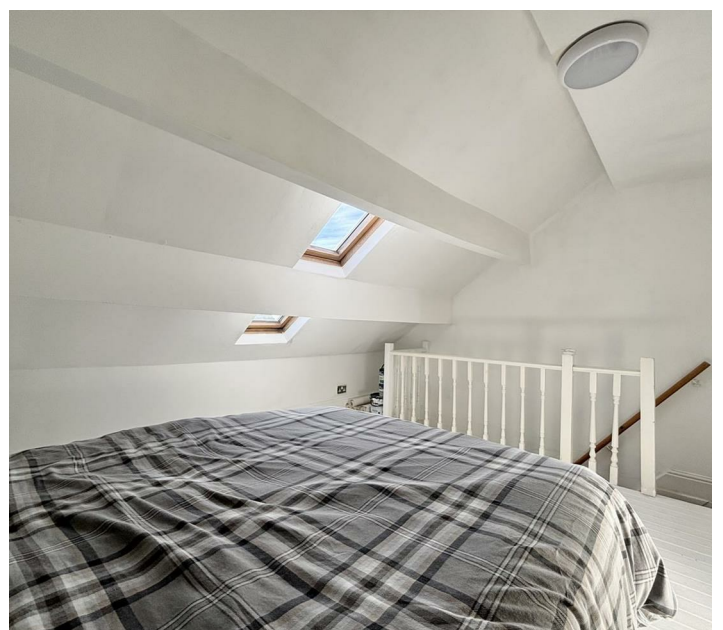
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The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

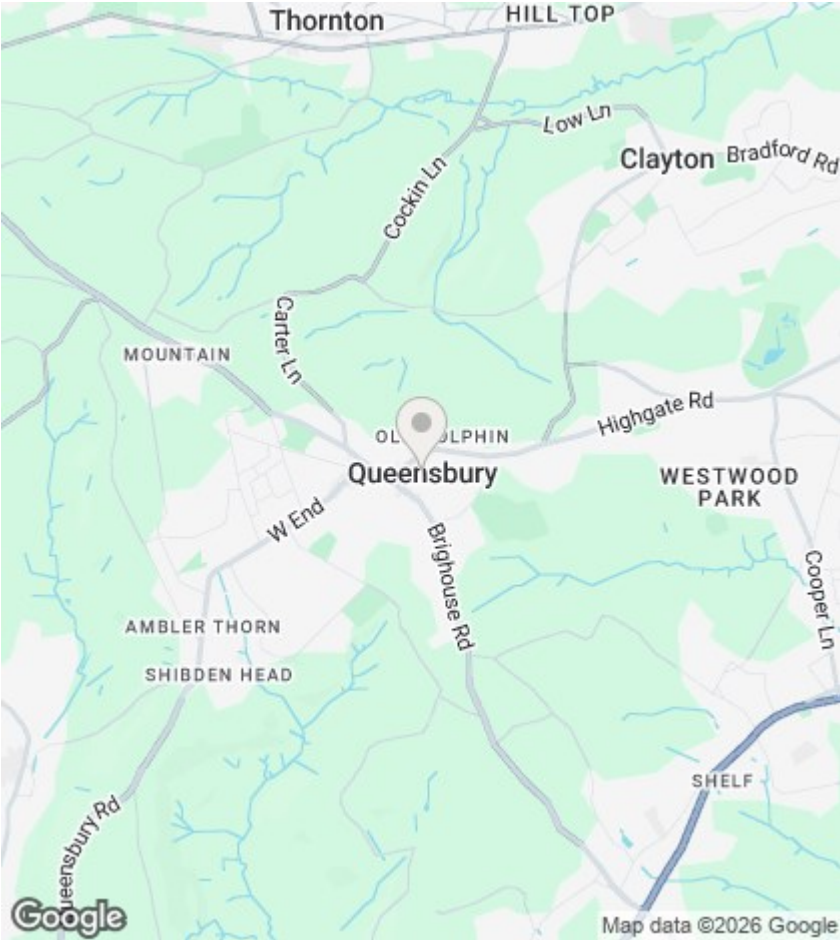
The legal pack includes:

- 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. 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:
D

