



11 Victoria Street, Queensbury, Bradford, BD13 1AR

Offers Over £85,000

- ONE BEDROOM STONE BUILT END-TERRACE
- GAS CENTRAL HEATING
- ONE SPACIOUS BEDROOM PLUS ATTIC ROOM
- ON-ROAD PARKING TO THE SIDE
- IDEAL LANDLORD INVESTMENT OR OWNER OCCUPIER
- 'BACK-TO-BACK'
- UPVC DOUBLE GLAZING
- ENCLOSED GARDEN TO THE FRONT
- CLOSE TO LOCAL VILLAGE AMENITIES
- ARRANGE YOUR VIEWING NOW!

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**** ONE BEDROOM END-TERRACE ** BACK-TO-BACK ** ONE BEDROOM PLUS ATTIC ROOM ****
GAS CH & UPVC DG ** GARDEN ** Bronte Estates are pleased to list for sale this ideal owner occupier or landlord investment, located in the heart of Queensbury with local amenities and bus routes just a few minutes walk away. Although some updating is required the property offers great potential and benefits from an enclosed garden and on-road parking to the side. Early viewing is advised. Briefly comprising of: Lounge with Kitchen area, double Bedroom & Bathroom to the first floor and an Attic space/occasional bedroom. Private garden.



Council Tax Band: A



Entrance Hall

Stairs lead off to the first floor, door to the lounge and a utility area with plumbing for a washing machine. Central heating radiator and a hard-wired smoke alarm.

Lounge

16'5 max x 15'11

Window to the front, fireplace, central heating radiator and open to:

Kitchen Area

Fitted with a range of base and wall units, laminate work surfaces incorporating a breakfast bar and tiled splash-backs. Integrated electric oven, electric hob and an extractor over, plus a stainless steel sink & drainer and plumbing for a washing machine. Useful under-stairs storage and access to the cellar.

First Floor

Landing area with a space-saving staircase leading off to the loft room. Hard-wired smoke alarm.

Bedroom One

15'1 x 11'1

Window to the front elevation and a central heating radiator.

Bathroom

Bath with electric shower over, pedestal washbasin and a low flush WC. Window to the front elevation and a central heating radiator.

Loft Room

16'5 x 7'9

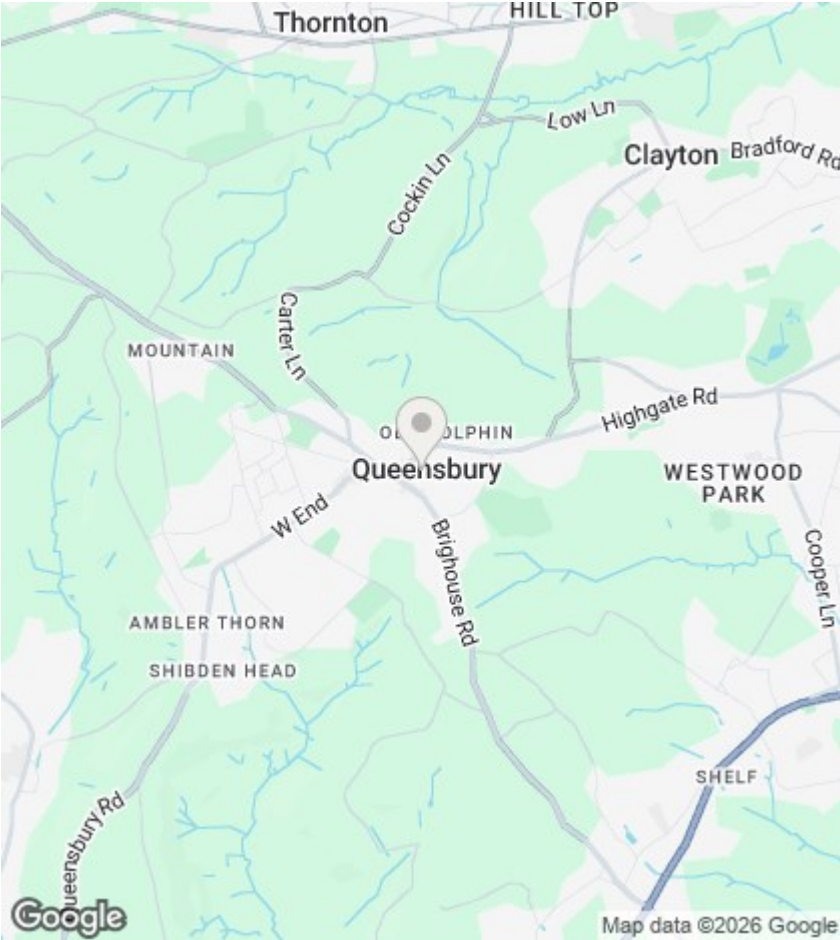
Central heating radiator and a skylight window. Restricted head-height to one side.

External

Paved patio garden with a stone wall boundary, mature hedge and a garden gate.







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		87
(81-91) B		
(69-80) C		
(55-68) D		47
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	