



15 Brunswick Street, Queensbury, Bradford, BD13 1AW

Offers Over £100,000

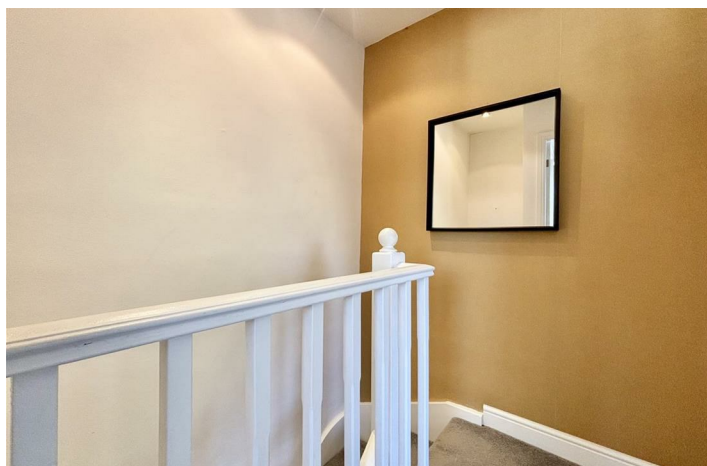
- ONE BEDROOM END TERRACE COTTAGE
- OFF-ROAD PARKING SPACE
- FITTED KITCHEN & MODERN BATHROOM
- UPVC DOUBLE GLAZING
- BOARDED LOFT SPACE
- 'BACK-TO-BACK'
- DECKED PATIO SEATING AREA
- GAS CENTRAL HEATING
- FEATURE ELECTRIC LOG BURNER
- OFFERED WITH NO CHAIN

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**** SUPERB ONE BEDROOM END TERRACE ** OFF-ROAD PARKING ** OUTDOOR SPACE ** WELL PRESENTED **** This impressive one bedroom end terrace cottage is situated in a prime location in Queensbury village offering close proximity to local amenities and public transport links. Fully refurbished in recent years and sold in a ready to move condition with no onward chain. The property briefly comprises of an open plan Lounge & Kitchen, first floor landing, Bedroom, Bathroom, private parking and a decked seating area. Early viewing is advised.



Council Tax Band: A



Lounge

15'0 x 11'6

A composite entrance door leads into the open plan lounge / kitchen. The lounge comprises of a solid oak floor, timber wall panelling, a feature electric log burner effect fire set on a black marble hearth with a tile surround, window to the side elevation and a central heating radiator.

Kitchen Area

The kitchen comprises of a range of shaker style fitted base and wall units with complimentary work surfaces and tiled splash back, an integrated fridge and washing machine, electric oven with a four ring hob, stainless steel extractor and the central heating boiler housed in a cupboard.

First Floor

Landing area with loft access. (Fully Boarded)

Bedroom

11'5 x 8'8

Central heating radiator and a window to the front elevation.

Bathroom

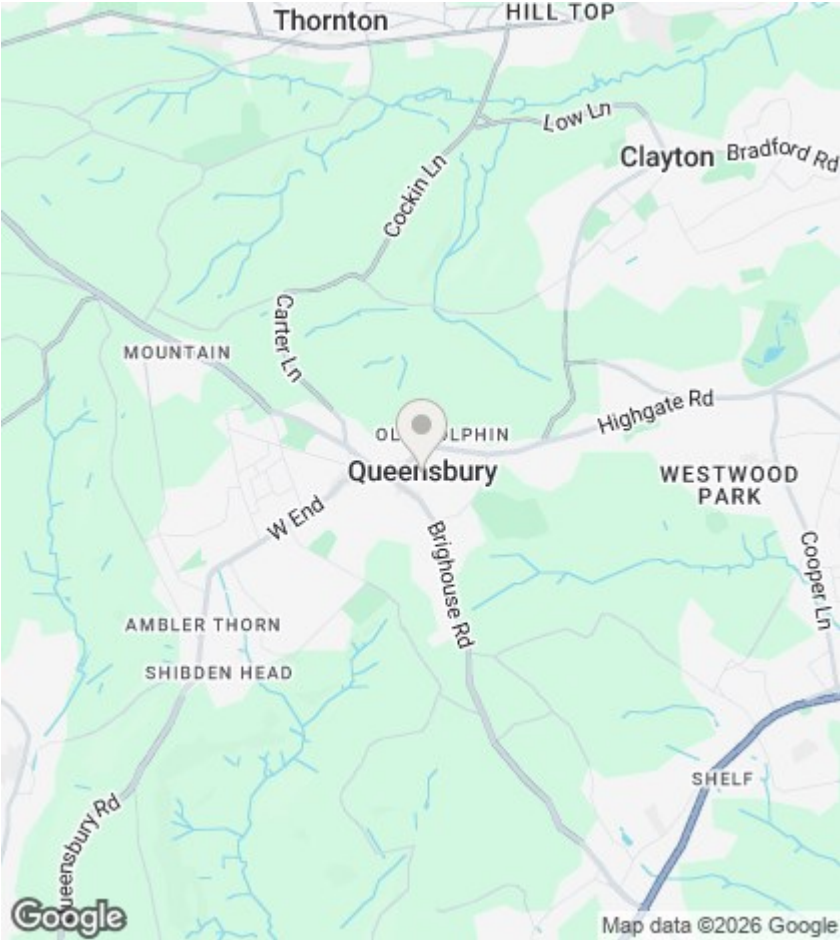
A three piece suite in white including a jacuzzi bath with an overhead rainfall shower, a low flush WC, contemporary wall mounted wash basin, partially tiled walls, chrome heated towel rail, extractor and a window to the side elevation.

External

To the front on the property is an off-road parking space and a small decked seating area with space to sit out in the summer months.







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		89
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	