



## 7 Brunswick Street, Queensbury, Bradford, BD13 1AW

£85,000

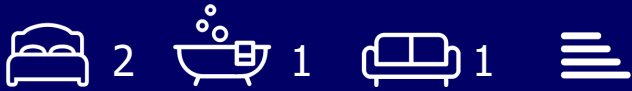
- TWO BEDROOM TERRACED HOUSE
- BACK-TO-BACK
- SET OVER THREE FLOORS
- IDEAL FIRST TIME BUY
- CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS
- NO ONWARD CHAIN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- ON BUS ROUTES TO BRADFORD & HALIFAX
- BOOK YOUR VIEWING TODAY

# 7 Brunswick Street, Bradford BD13 1AW

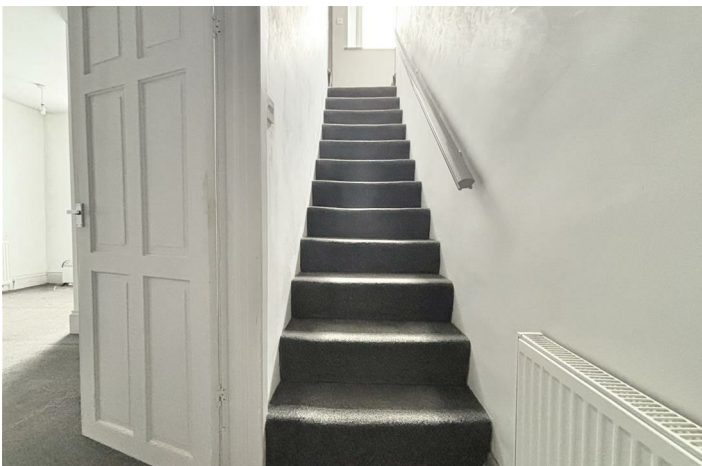
**\*\*TWO BEDROOM TERRACED HOUSE\*\*** **\*\*NO ONWARD CHAIN\*\*** **\*\*CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS\*\*** Bronte Estates are pleased to offer for sale this two bedroom terraced property located within Queensbury Village. Close to local amenities, with transport links to Bradford and Halifax and walking distance from local primary and secondary schools. Well maintained throughout, comprising of a lounge and kitchen on the ground floor, bedroom and bath room on the first floor and a dormer bedroom on the second floor. This property is an ideal first time buy for someone wanting to get on the property ladder and a great investment for landlords looking to expand their portfolio. Call Bronte Estates to book your viewing today.

Bronte Estates are now in receipt of an offer for the sum of £91,500 on 7 Brunswick Street.

Anyone wishing to place an offer on the property should contact Bronte Estates, 11 High Street, Queensbury, BD13 2PE, 01274 884040 before exchange of contracts.



Council Tax Band:



## **KITCHEN**

9'3 x 6'3

Electric oven and hob, extractor fan, sink and drainer, laminated flooring, window to the front, folding door leading to the cellar.

## **LOUNGE**

16 x 14'3

Window to the front, gas central heating radiator, fireplace, three wall lights, door to stairs.

## **FIRST FLOOR LANDING**

Window to the front, stairs to second floor, doors leading to bedroom and bathroom.

## **BEDROOM ONE**

14'9 x 9'2

Boiler cupboard, window to the front, central heating radiator, fitted double wardrobe.

## **BATHROOM**

12'8 x 4'6

Panelled bath with mains shower over, wash basin with mixer tap and storage below, W/C.

## **SECOND FLOOR**

### **BEDROOM TWO**

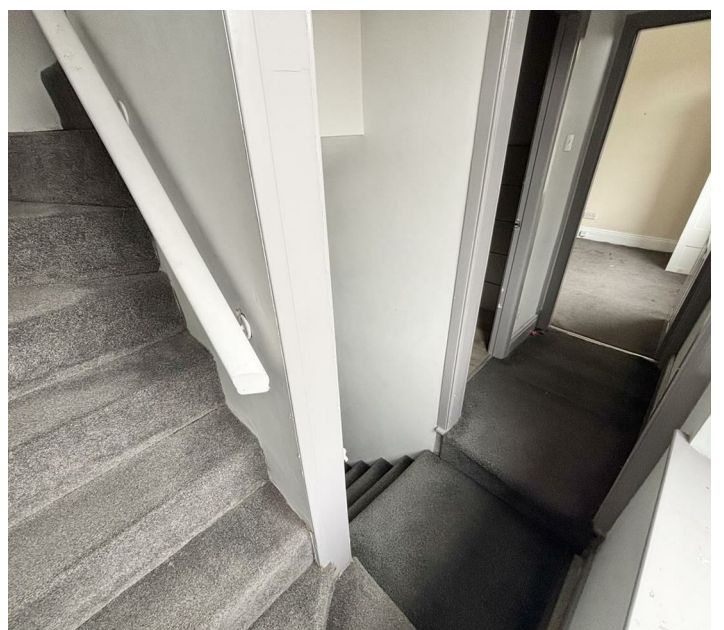
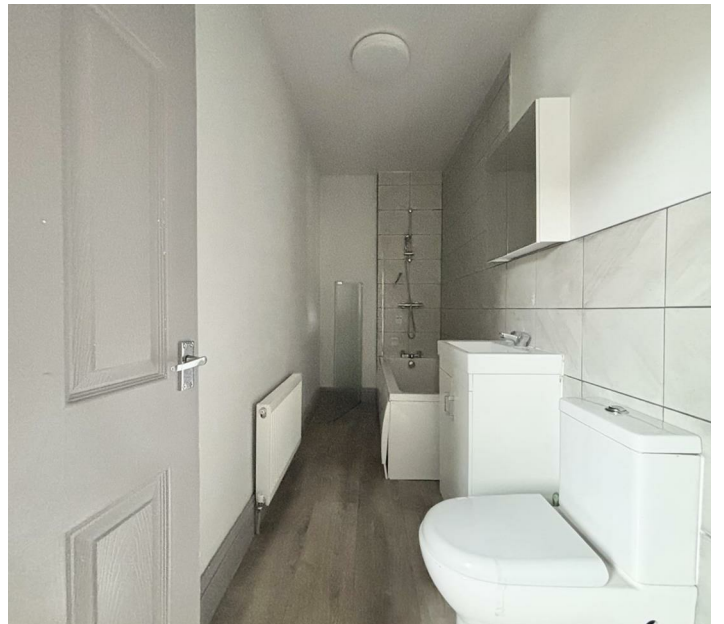
14'2 x 13'8

Dormer window to the front, central heating radiator,.

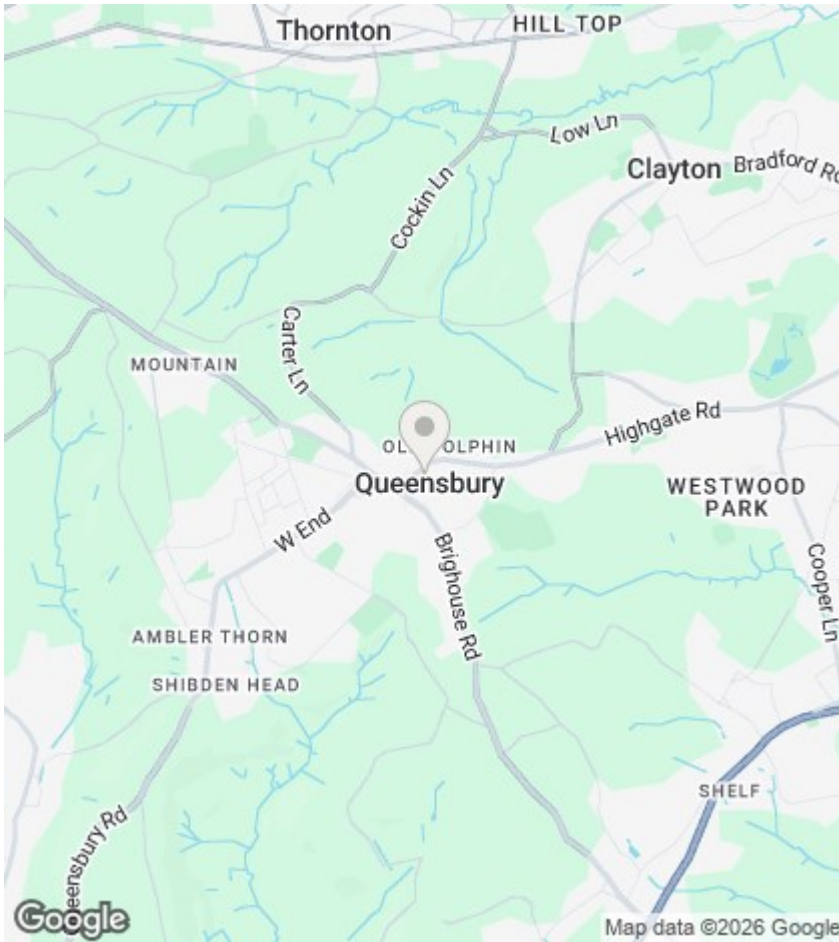
## **PUBLIC NOTICE**

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## Directions

## Viewings

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

## EPC Rating:

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