



## 1 Nelson Place, Queensbury, Bradford, BD13 2PT

£95,000

- TWO BEDROOM MID TERRACED COTTAGE
- ADJOINING COTTAGE ALSO FOR SALE
- MODERN BATHROOM
- CLOSE TO LOCAL AMENITIES
- UPVC DOUBLE GLAZING
- OPEN PLAN LOUNGE & KITCHEN
- SMALL GARDEN AREA TO THE FRONT
- EASY REACH OF BUS ROUTES
- GAS CENTRAL HEATING TO BE INSTALLED\*
- EARLY VIEWING ADVISED

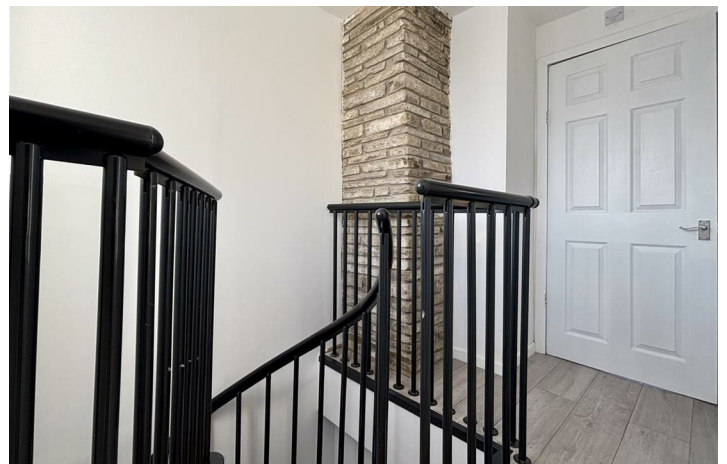


# 1 Nelson Place, Bradford BD13 2PT

**\*\* TWO BEDROOM MID-TERRACE COTTAGE \*\* THROUGH-BY-LIGHT \*\* CHAIN FREE \*\* VILLAGE LOCATION \*\* SPIRAL STAIRCASE \*\* CHARACTER FEATURES \*\*** This ideal first time buyer property or landlord investment is well presented throughout and handy located for village amenities and bus routes. Full NEW Gas central heating to be installed for the purchaser, UPVC double glazing and many improvements carried out in recent years. Briefly comprising; Open plan lounge & kitchen, two bedrooms, bathroom, open plan garden area to the front. Be quick with this one!



Council Tax Band: B



### **Entrance Area**

Stairs lead off to the first floor and being open to the Kitchen area.

### **Lounge**

16'6 x 15'3

A spacious lounge with an open-plan kitchen. Windows to both the front and rear elevations, spiral staircase and a feature fireplace with exposed stone. Open to:

### **Kitchen Area**

Modern fitted wall and base units with complimentary laminate work surfaces, stainless steel sink and drainer and plumbing for a washing machine.

### **First Floor**

Landing area with a window to the rear elevation and exposed stonework.

### **Bedroom One**

10'8 x 9'4

Two windows to the front elevation and laminate flooring.

### **Bedroom Two**

8'4 x 5'6

Window to the rear elevation and laminate flooring.

### **Bathroom**

An impressive four piece bathroom comprising of a freestanding bath with centre shower taps, pedestal wash basin, low flush WC and a walk-in shower enclosure with glass screen and an electric shower. Tiled floor and a window to the front elevation.

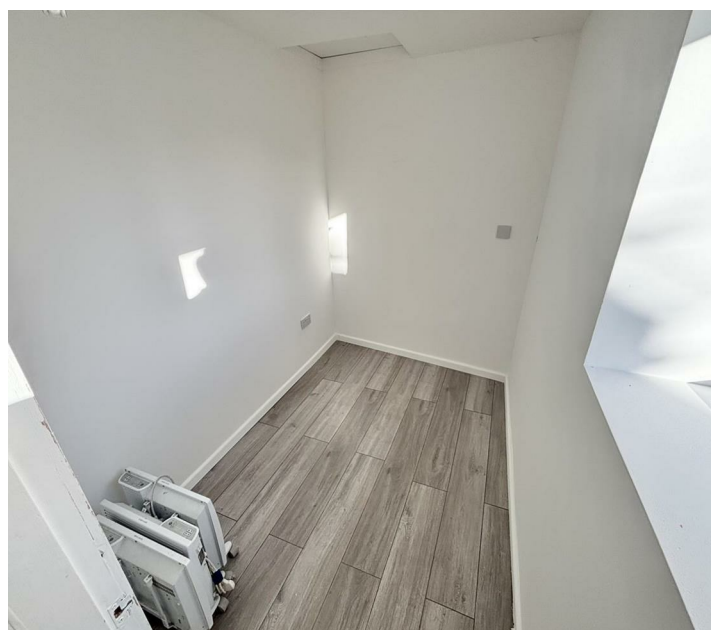
### **External**

Small open plan garden area to the front.

### **Please note**

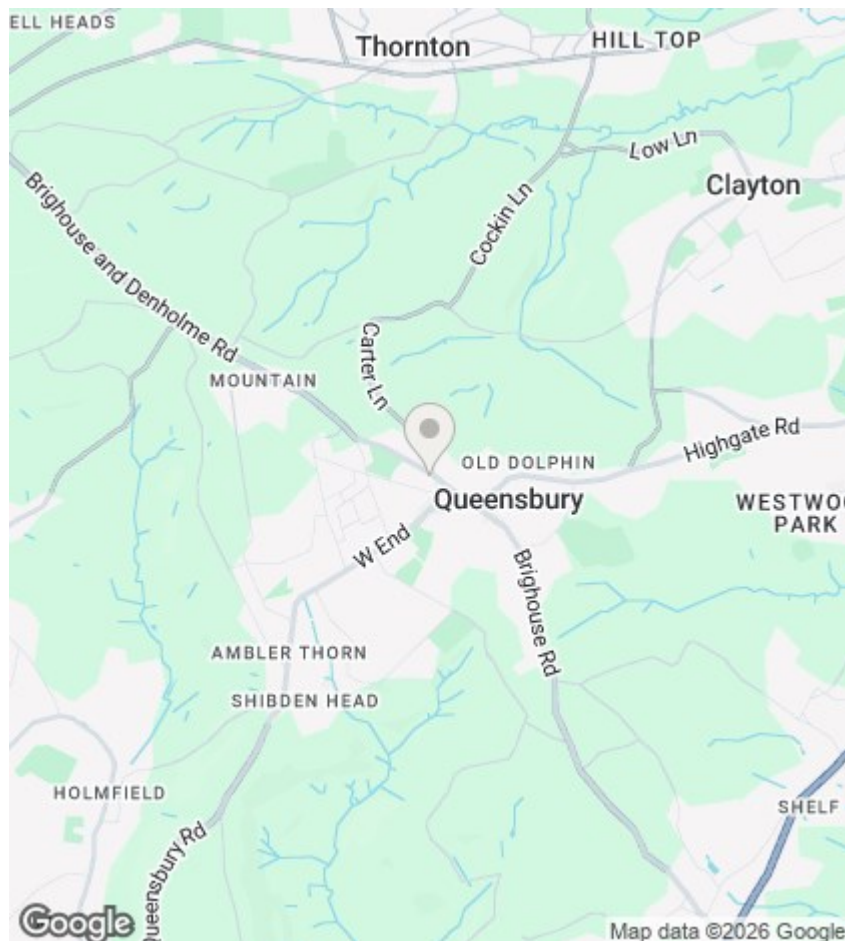
The property currently has electric heaters but will be sold with a newly installed gas central heating system. The current Energy Performance Certificate is based on electric heating, but the rating should improve once the gas central heating is installed.

We also have 3 Nelson Place next door for sale. This is a similar property and is also priced at £95,000.









## Directions

From our office in Queensbury head towards the COOP and turn first right on to Chapel Street. Immediately after George III pub on your right, turn right on to Nelson Street. Nelson Place is first right and the property is on your right.

## Viewings

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

## EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	22	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC