



25 Campbell Street, Queensbury, Bradford, BD13 1AL

**** OFFERED WITH NO CHAIN ** IDEAL PURCHASE FOR THOSE LOOKING TO STEP ONTO THE HOUSING LADDER **** Having been redecorated and new flooring throughout is this well presented TWO BEDROOM cottage which is located on a no-through road on the fringe of Queensbury village. Benefitting from uPVC double glazing and gas central heating, includes a modern bathroom suite and characterful Inglenook style chimney breast. Being ideally located to serve a wide range of local amenities and for access to Bradford centre, this property requires an early internal inspection to be truly appreciated.

£97,500

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f [RWEstateAgents](https://www.facebook.com/RWEstateAgents) **t** [@robertwatts_](https://twitter.com/robertwatts_)

[arla | propertymark](#) [naea | propertymark](#)

25 Campbell Street, Queensbury, Bradford, BD13 1AL

OPEN PLAN LIVING AREA 16'8" (5.08) max x 15'3" (4.65) max

Feature Inglenook fireplace

KITCHEN AREA

A range of wall and base units. Worktops, tiled splash back and an inset stainless steel sink. Plumbing for washer and access to the cellar

CELLAR

Useful keeping cellar

LANDING

Two windows allowing plenty of natural light

MASTER BEDROOM 9'10" max x 12'11" (3m max x 3.94m)

BEDROOM TWO 6'9" x 5'10" (2.06m x 1.78m)

BATHROOM

Three piece suite comprising of panelled bath with shower over, sink and W.C. Tiled splash back and useful storage cupboard. Access to the loft

OUTSIDE

To the front there is a yard with Astro Turf and walled boundary

FURTHER INFORMATION

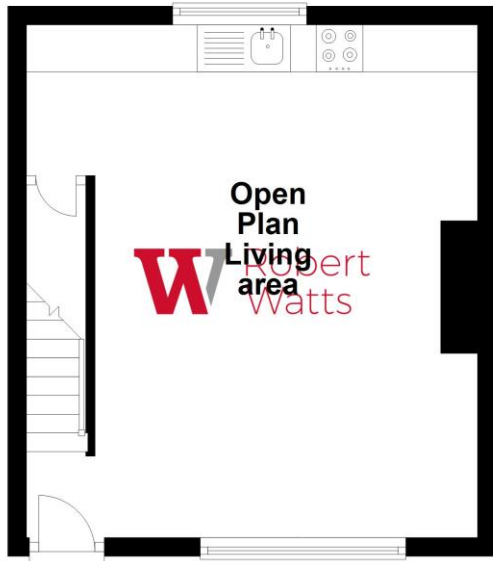
Council Tax - Band A

Tenure - Freehold

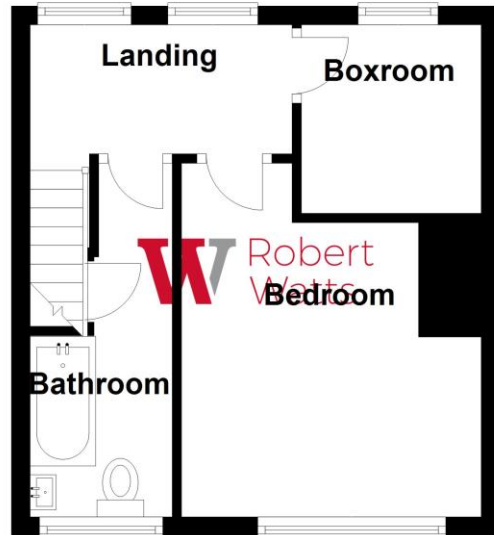
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.



Ground Floor



First Floor



Please Note: This plan is for general layout guidance only and not to be relied upon for measurements.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		90
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **t** @robertwatts_

arla | propertymark naea | propertymark