



70 Highgate Road, Queensbury, Bradford, BD13 2RR

** STUNNING STONE BUILT THROUGH BY LIGHT MID TERRACED ** EXCEPTIONAL IN PRESENTATION THROUGHOUT ** PERFECT FIRST TIME PURCHASE/YOUNG FAMILY HOME *** Step inside this spacious property which has undergone many improvements over recent years. Briefly comprising: Entrance Hallway, lounge, quality dining kitchen, TWO DOUBLE BEDROOMS and family bathroom. Situated in this increasingly popular part of Clayton Heights/Queensbury, BD13, ideal for many amenities, schools, commute to Halifax/Bradford and the neighbouring villages. Benefitting further from GCH and DG, the property can only be appreciated on internal viewing.

£130,000



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ENTRANCE PORCH

With double doors leading to the hallway

HALLWAY

Laminate flooring

LOUNGE 14'11" x 11'7" (4.55m x 3.53m)

With two access points and feature chimney inset

DINING KITCHEN 14'7" x 13'7" (4.45m x 4.14m)

Impressive well equipped dining kitchen with an array of wall and base units, two tone, quartz worktops with one and half bowl inset sink and mixer tap. Built in eye level double, microwave oven, gas hob and extractor. Integrated fridge and freezer, dishwasher and space for washing machine. Splash back tiles and laminate flooring

FIRST FLOOR

Landing area

MASTER BEDROOM 15'6" x 14'3" (4.72m x 4.34m)

Great size master bedroom with walk in over stair store cupboard

BEDROOM TWO 15'6" x 8'7" (4.72m x 2.62m)

Another good size double

BATHROOM

Contemporary family bathroom with shaped bath with shower over, sink and W.C

OUTSIDE

Front garden space, Indian stone flagged, enclosed by fencing and large gate

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

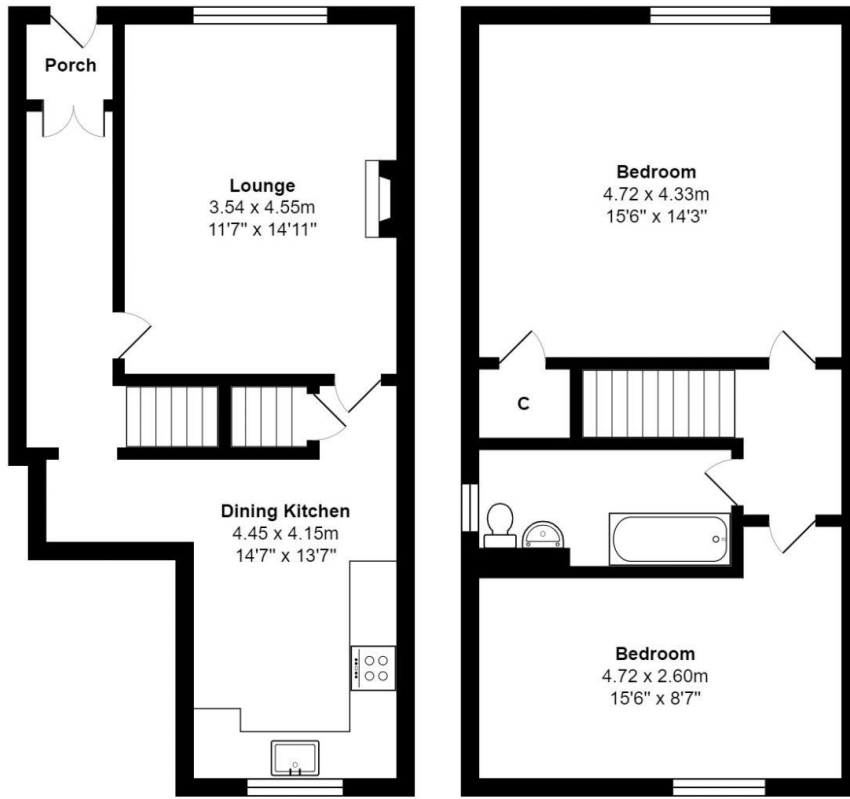
MORTGAGES

We recommend The Mortgage Maestro, who are whole of market mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment, contact us today.

Your home may be repossessed if you do not keep up to repayments on your mortgage.

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

Total Area: 86.7 m² ... 933 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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