



21 Queen Street, Off Halifax Road, Bradford, BD6 2HB

**** POPULAR RESIDENTIAL LOCATION ** IDEAL FOR COMMUTE TO BRADFORD & HALIFAX ****

This is an ideal property for those looking to step on the housing ladder OR investment opportunity. Situated in a cul de sac location is this stone built, through by light INNER TERRACED house. Briefly comprising: Good size reception room with log burner and kitchen. TWO BEDROOMS plus FOUR PIECE BATHROOM. Benefitting further from GCH, DG and garden area to front.

£110,000

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ENTRANCE VESTIBULE

LOUNGE 16'3" x 13'8" (4.95m x 4.17m)

Good size reception room with open fireplace housing log burner stove. Wood flooring

KITCHEN 8'5" x 5'6" (2.57m x 1.68m)

Selection of wall and base units, worktops with sink and drainer. Oven hob and extractor, plumbing for washer

FIRST FLOOR

Loft access

BEDROOM ONE 12'4" (3.76) x 11'5" (3.48) plus robes

Built in wardrobes to alcove

BEDROOM TWO 7'2" (2.18) plus recess excluding robes x 5'8" (1.73)

Fitted bedroom furniture

BATHROOM

Four piece bathroom suite with shower cubicle, air bath, sink and W.C

OUTSIDE

Fore garden

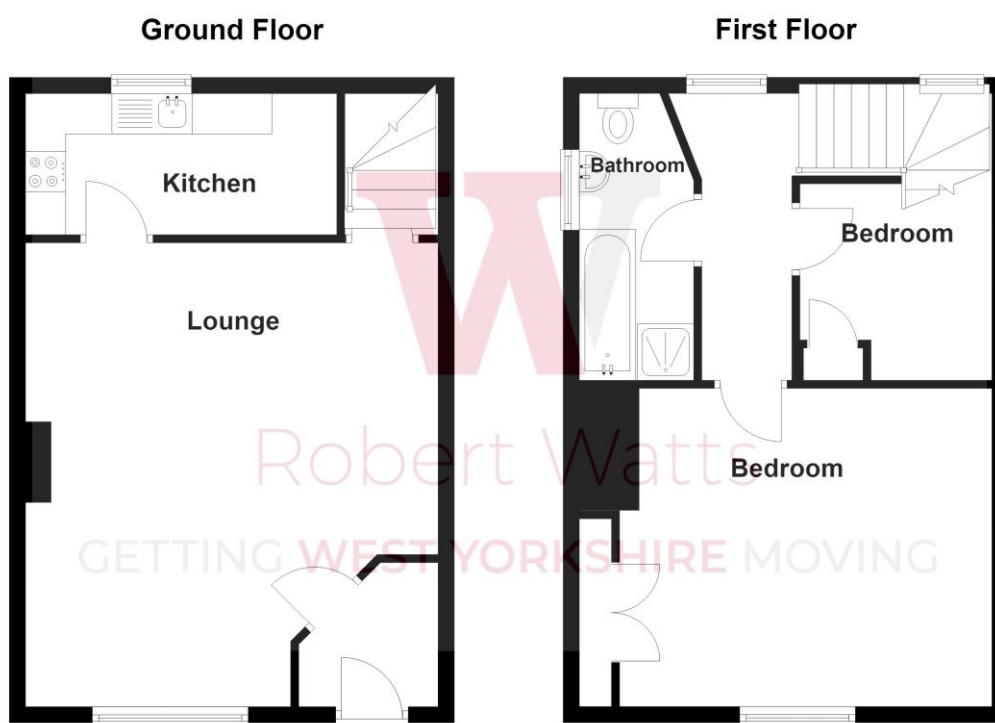
BUYER DISCLAIMER

Please note if you proceed with an offer on this property, we are obliged to undertake mandatory Anti Money Laundering checks on behalf of HMRC. All estate agents have to do this by law and we outsource this process to our compliance partners Credas who charge a fee for this service

PLEASE NOTE The garden is currently full of wood for the log burner. This can be removed on completion

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.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		