



34 Commercial Street, Queensbury, Bradford, BD13 2HP

** GUIDE PRICE £100,000 TO £110,000 **

LOVELY STONE BUILT through by light terrace which we feel will favour FIRST TIME BUYERS/BUY TO LET INVESTORS! Comprises: Lounge, Kitchen, Two first floor Bedrooms and Bathroom. Benefits DOUBLE GLAZING, CENTRAL HEATING, ALARM. Central Queensbury village location which is within easy reach of local amenities, schools & transport routes to Bradford & Halifax. BOOK YOUR VIEWING TODAY

Guide Price £100,000 - £110,000

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ENTRANCE HALL

Stairs leading to first floor

LOUNGE 15'2" x 15' (4.62m x 4.57m)

Spacious lounge with feature fireplace with open fire and surround

KITCHEN 17'10" x 4'5" (5.44m x 1.35m)

Galley kitchen with a range of wall and base units. Worktops and tiled splash back. Electric oven and hob with extractor. Stainless steel 1 1/2 bowl sink with mixer taps and drainer. Plumbing for washer, tiled flooring and access to keeping cellar

FIRST FLOOR

Landing area with store cupboard

BEDROOM ONE 11'11" x 9'2" (3.63m x 2.8m)

BEDROOM TWO 11'11" x 5'7" (3.63m x 1.7m)

BATHROOM

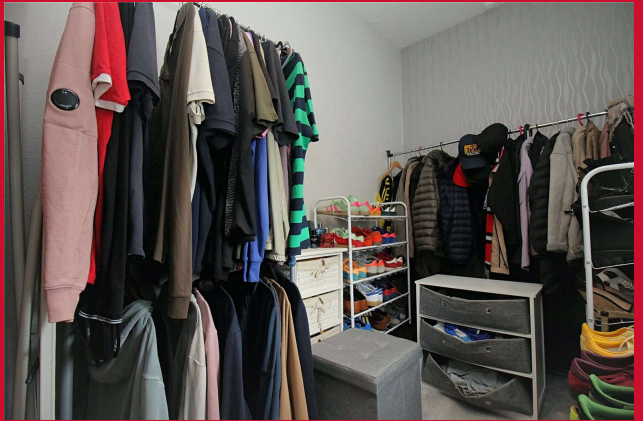
Three piece white suite with shower over bath, sink and W.C. Fully tiled walls and floor

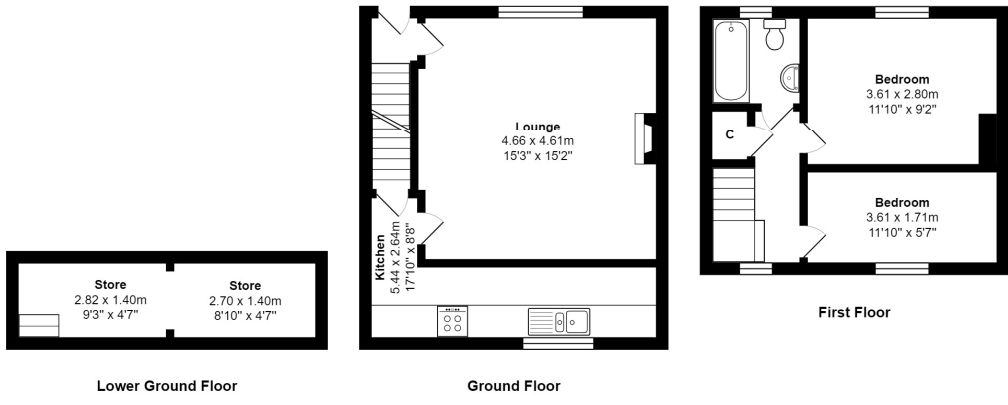
FURTHER INFORMATION

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.





Total Area: 58.6 m² ... 631 ft² (excluding store)
 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		88
(69-80) C		
(55-68) D	68	
(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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