



## 9 Highgate Road, Queensbury, Bradford, BD13 2SQ

FAST TRACK SALE- QUICKER COMPLETION: ASK FOR FURTHER INFORMATION

\*\* OFFERED WITH NO CHAIN \*\* DELIGHTFUL GRADE II LISTED COTTAGE \*\* TWO BEDROOMS \*\* MODERN KITCHEN/BATHROOM \*\* GARDENS \*\* PARKING FOR TWO CARS \*\* A great opportunity has arisen to purchase this LOVELY two bedroom Stone built Cottage which we feel will appeal to those looking to step on the housing ladder. FORMERLY TWO PROPERTIES that have been converted into a wonderful characterful home. MODERNISED throughout yet retaining MANY ORIGINAL FEATURES. Benefits from Hardwood double glazing, gas central heating and alarm system. The accommodation comprises: Entrance porch, lounge WITH WOOD BURNER, study and a lovely modern fitted dining kitchen. Two first

£145,000

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## **ENTRANCE PORCH**

Leading through to large dining kitchen

## **LOUNGE 17'8" x 15'9" (5.38m x 4.8m)**

Wood burner stove and French doors leading to the rear garden

## **DINING KITCHEN 16'6" x 15'8" (5.03m x 4.78m)**

Ivory wall and base units. Sink, gas hob and electric oven. Integrated fridge freezer and dish washer. Part tiled and solid wood flooring. Open stairs to first floor, great space for entertaining

## **STUDY AREA 6'2" x 6'3" (1.88m x 1.9m)**

off from the lounge with Power, light and window

## **LANDING**

## **BEDROOM ONE 10'6" x 9'6" (3.2m x 2.9m)**

Bespoke fitted wardrobes with matching dresser

## **BEDROOM TWO 10'1" x 5'10" (3.07m x 1.78m)**

## **BATHROOM**

Three piece suite with panelled bath, sink and W.C. Tiled walls

## **OUTSIDE**

Parking to the front and enclosed landscape garden to the rear with Astro Turf and paved area

## **FURTHER INFORMATION**

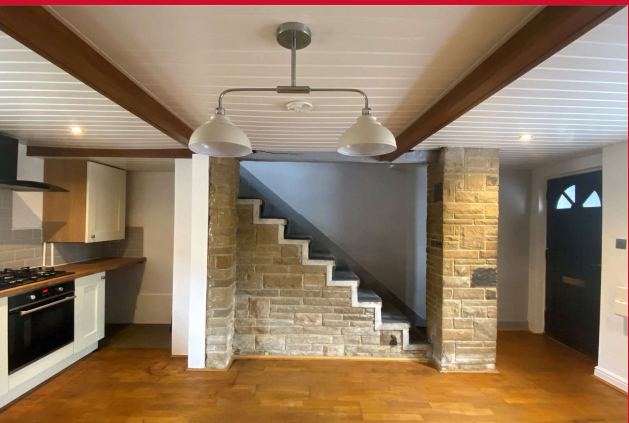
Council Tax - Band B

Tenure - Freehold

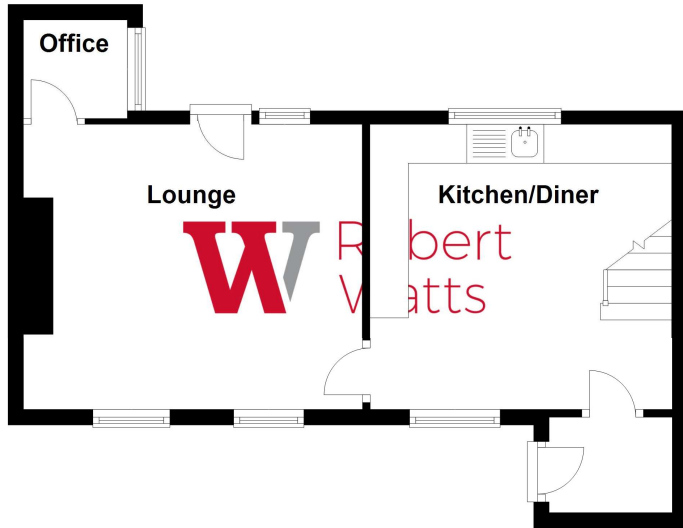
**FAST TRACK INFORMATION** This property benefits from a fast track legal pack. The purpose of providing the legal pack is to provide the buyer with essential documentation that tends to cause/create a delay in the transactional process. This pack includes evidence of title, standard searches (regulated local authority, water & drainage & environmental), protocol forms and answers to standard conveyancing enquiries. Please be aware a condition of sale is that the buyer will be required to pay £440 inc VAT on a non refundable basis before the sale can be instructed. The legal pack is available to view in the branch prior to agreeing the purchase of the property.

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.

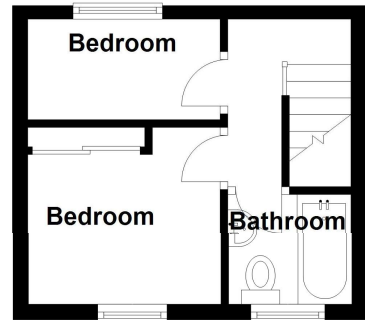




### Ground Floor



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

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