



## 5 Albert Street, Queensbury, Bradford, BD13 1AT

**\*\* IDEAL FIRST TIME PURCHASE/BUY TO LET INVESTMENT OPPORTUNITY \*\* VILLAGE LOCATION \*\***

Viewing is strongly advised for this END BACK TO BACK TERRACED HOUSE providing spacious accommodation over 3 floors. Entrance Hall, lounge and basement dining kitchen with useful walk in store. TWO BEDROOMS and modern bathroom suite to the first floor. The property is in need of cosmetic improvements, in parts, and would make an ideal first time purchase. GCH and maj. DG plus garden to the front. Situated within Queensbury Village, ideal for many of the amenities on offer and good commuter links to Halifax and Bradford.

**£90,000**

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## **ENTRANCE HALL**

Stairs to first floor

## **LOUNGE 12'9" x 17'1" max (3.89m x 5.2m max)**

Feature fireplace housing living flame gas fire. Patio doors leading to small area over the kitchen. Laminate flooring

## **LOWER GROUND FLOOR**

## **KITCHEN 17'7" max x 14'9" (5.36m max x 4.5m)**

Wall and base units, worktops, sink and drainer. Oven, hob and extractor. Integrated fridge and freezer. Plumbing for washer, under stair store and side entrance

## **STORE ROOM**

Useful store room, carpeted and with power and light

## **LANDING**

Access to the loft and useful store

## **BEDROOM ONE 10'4" x 9'1" (3.15m x 2.77m)**

## **BEDROOM TWO 7'9" x 5'9" (2.36m x 1.75m)**

## **BATHROOM**

Modern white suite. Shower over bath, sink and W.C

## **OUTSIDE**

Gardens to front. External access to the lower ground floor area to the side plus small outbuilding

## **FURTHER INFORMATION**

Council Tax - Band A

Tenure - Freehold

## **MORTGAGES**

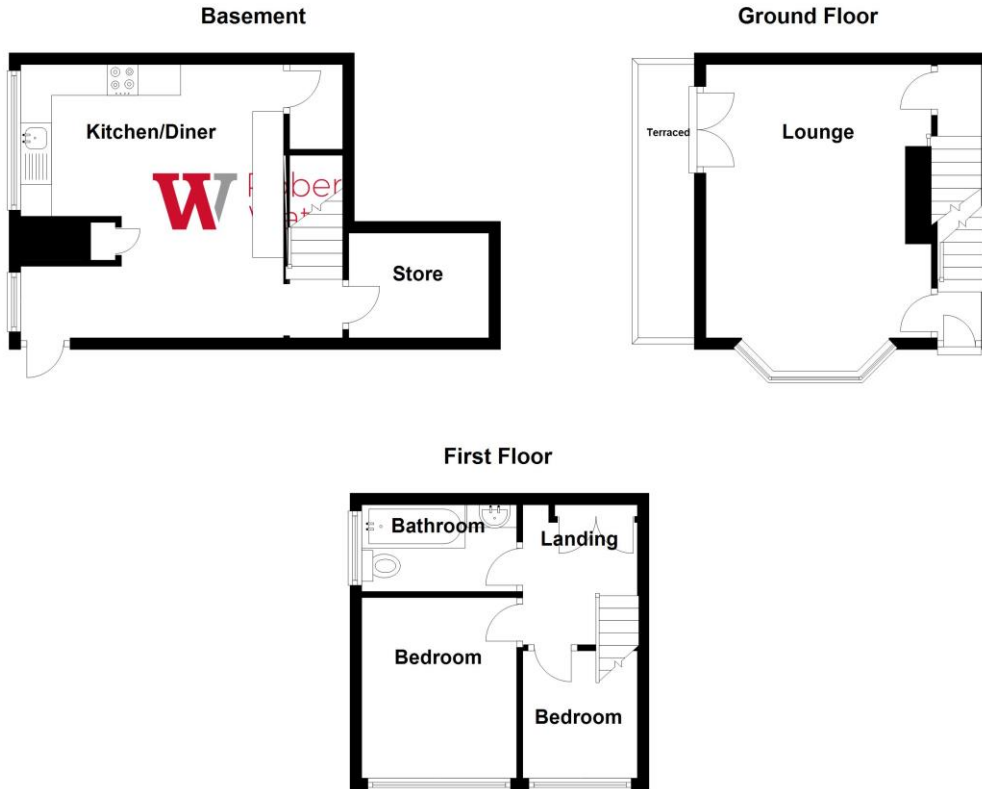
We recommend The Mortgage Maestro, who are independent mortgage brokers. They have exclusive rates that are not available on the high street. Ben is on hand to discuss all of your mortgage needs. If you would like to arrange an appointment contact us today.

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.







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+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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