



## 26 Albert Road, Queensbury, Bradford, BD13 1PB

**\*\* EXTENDED END TERRACED HOUSE \*\* FANTASTIC FIRST TIME PURCHASE \*\* MUST BE VIEWED TO FULLY APPRECIATE \*\*** Situated within this sought after village of Queensbury, BD13 is this charming END TERRACED property briefly comprising: Lounge, dining kitchen, TWO BEDROOMS and shower room. Set on an enviable plot with large gardens to front and rear. Some aspects of the property may need minor cosmetic updating but overall we feel this is an ideal home to get you on the property ladder.

£125,000

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## **ENTRANCE HALLWAY**

Stairs leading to first floor

## **LOUNGE 12'2" x 16'10" (3.7m x 5.13m)**

Good size reception room with feature beams and decorative panelling on chimney breast which houses the gas fire

## **KITCHEN 13'6" x 9'1" (4.11m x 2.77m)**

Dining kitchen with a range of wall and base units. Worktops, oven, hob and extractor. Plumbing for washer and part panelled walls

## **WALK IN STORE**

Walk through with built in cupboards and understair store cupboard

## **FIRST FLOOR LANDING AREA**

## **BEDROOM ONE 16'10" x 9'11" (5.13m x 3.02m)**

Large master bedroom with feature beams, built in cupboards to alcove and overhead store cupboards

## **BEDROOM TWO 13'6" x 9'1" (4.11m x 2.77m)**

Panelled walls

## **SHOWER ROOM**

Circular shower cubicle, sink and W.C. Fully tiled walls

## **OUTSIDE**

Larger than expected garden to the front and rear. Mainly laid to lawn with shrubs

## **FURTHER INFORMATION**

Council Tax - Band B

Tenure - Freehold

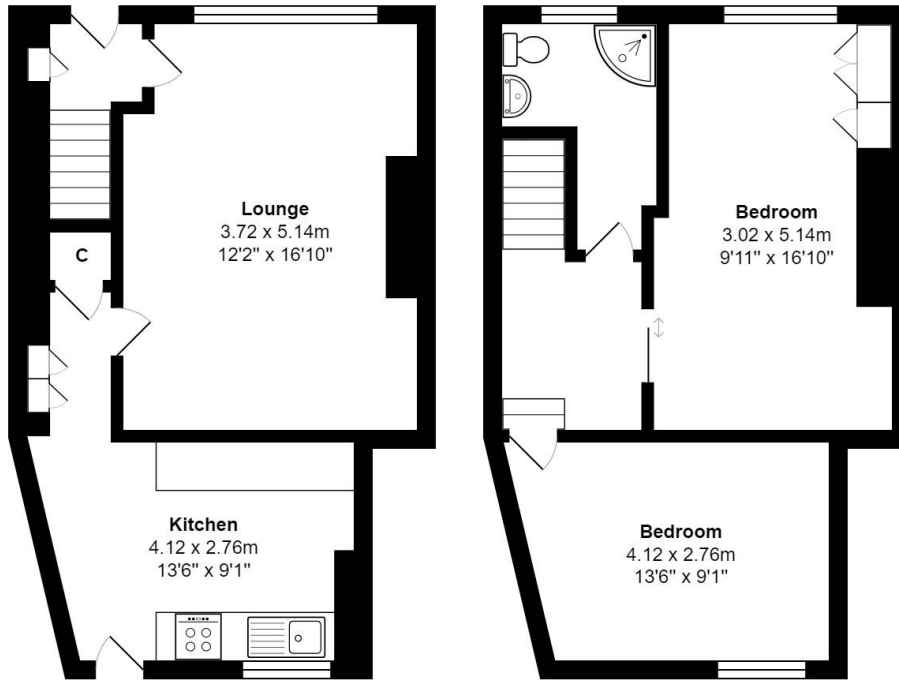
## **MORTGAGES**

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: 73.0 m<sup>2</sup> ... 786 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</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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