



13 Stone Leigh, Queensbury, Bradford, BD13 1BH

Price Guide £160,000

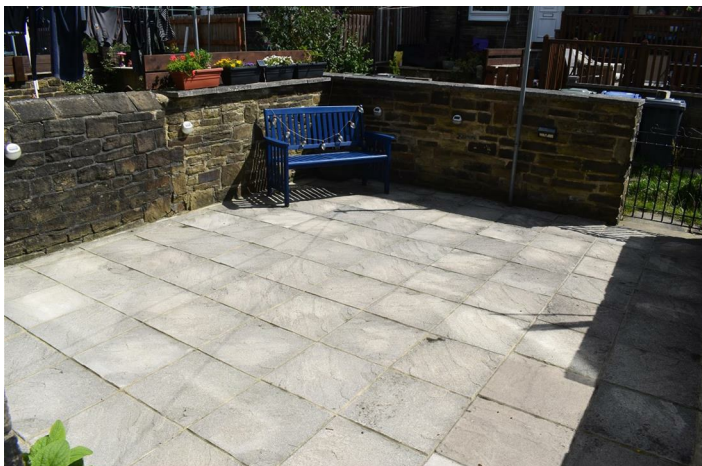
- ** GUIDE PRICE £160,000 - £170,000 **
- DINING KITCHEN & LOUNGE
- GAS CENTRAL HEATING
- KEEPING CELLAR
- EASY REACH OF LOCAL AMENITIES
- THREE DOUBLE BEDROOM MID THROUGH TERRACE
- PAVED YARD TO THE REAR
- UPVC DOUBLE GLAZING
- IDEAL FAMILY SIZE PROPERTY
- BUS ROUTE TO HALIFAX & BRADFORD

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**** GUIDE PRICE £160,000 - £170,000 **** Well presented **THREE BEDROOM MID TERRACE PROPERTY** with **THREE DOUBLE BEDROOMS**, lounge, good size **DINING KITCHEN**, paved yard to the rear. The property offers **IDEAL FAMILY SIZE ACCOMMODATION** and would suit a variety of purchasers. Having gas central heating & UPVC double glazing. Be the first to view by calling 01274884040 now to arrange an appointment.



Council Tax Band: B



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Please note, the photograph showing the dormer is from the rear of the property.

ENTRANCE VESTIBULE

Front entrance door, cloak hooks, door to lounge.

LOUNGE

Fitted gas fire, two central heating radiators, window to the front.

DINING KITCHEN

Range of fitted base & wall units, contrasting work surfaces, complementary splash backs, fitted sink & drainer, space for a freestanding oven, plumbing for an automatic washing machine, feature fireplace with fitted gas fire, central heating radiator, window to the rear and door leading to rear vestibule. Access to the keeping cellar.

REAR VESTIBULE

External door to rear garden, access to the kitchen.

FIRST FLOOR LANDING

Fitted storage cupboards, access to all the bedrooms and the bathroom.

BEDROOM ONE

Fitted wardrobes to one wall including over head storage cupboards, plus matching fitted cupboards/ dressing table to the chimney alcove, central heating radiator, window to the front.

BEDROOM TWO

Walk-in storage area to the back of the bedroom ideal for placing wardrobes, central heating radiator, window to the rear.

ATTIC BEDROOM

Overall attic room with dormer window to the rear, central staircase with door to the bottom, central heating radiator, under eaves storage cupboards.

BATHROOM

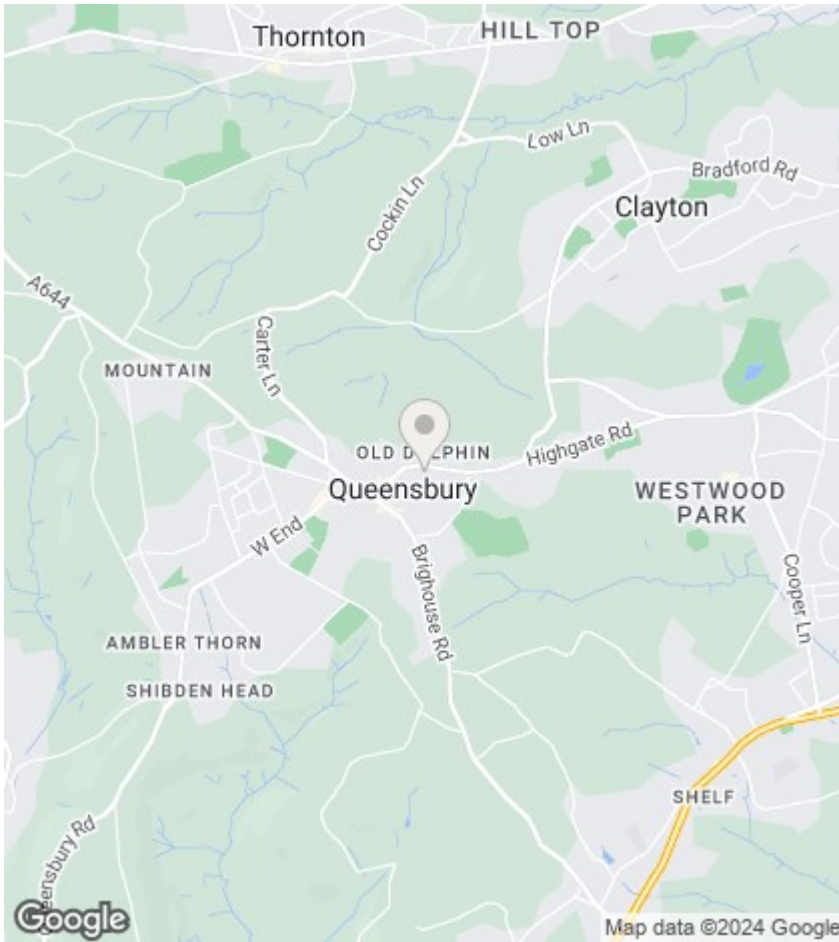
Modern three piece suite comprising; panelled bath with shower above & glass shower screen, low flush WC, wash basin set in a vanity unit within the alcove, fully tiled walls, chrome central heated towel rail, window to the rear.

EXTERIOR

Small paved buffer yard to the front with walled boundary and stairs to the front door. Enclosed paved rear yard with wall boundary & gated access.







Directions

Viewings

Viewings by arrangement only.
Call 01274884040 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Every attempt has been made to ensure this floor plan is accurate, however their accuracy is not guaranteed. The floorplan is for illustrative purposes and should be used in that context. GFPMS 2023