



11 Cardigan Street, Queensbury, Bradford, BD13 1AQ

Price Guide £110,000

- THREE DOUBLE BEDROOM MID TERRACE
- NO ONWARD CHAIN
- NEWLY DECORATED & CARPETED THROUGHOUT
- ACCOMMODATION OVER THREE FLOORS
- POPULAR RESIDENTIAL LOCATION
- DECEPTIVELY SPACIOUS
- IDEAL BUY TO LET INVESTMENT OPPORTUNITY
- DOUBLE GLAZED WINDOWS THROUGHOUT
- CLOSE TO AN ARRAY OF LOCAL AMENITIES
- BOOK A VIEWING TODAY

11 Cardigan Street, Bradford BD13 1AQ

**** CHAIN FREE **** This three bedroom mid terrace property has been recently REDECORATED AND RECARPETED THROUGHOUT. Would make an ideal INVESTMENT opportunity. Accommodation to three floors and well presented throughout. The property is PRICED TO SELL with generous size rooms throughout, cellar, separate lounge & kitchen, NEWLY FITTED CONTEMPORARY BATHROOM, The property also sits within the catchment area for WELL-REGARDED SCHOOLS, close to an ARRAY OF LOCAL AMENITIES including local shops and supermarket. Being offered to the market with NO ONWARD CHAIN, this back to back terraced house is a must see! Viewings by appointment only.



Council Tax Band: A



Property Description

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Accommodation

Ground Floor

Kitchen

15'6"(max) x 9'4"(max)

Fitted with wall and base units, space and plumbing for washing machine, integral fridge and freezer, an electric oven with gas hob and extractor fan over, a sink and drainer, double glazed window and uPVC door to front giving access to the living room, stairs to first floor and cellar.

Living Room

15'11" x 10'8"

A substantial living room with high ceilings, brick fireplace and double glazed window to front.

First Floor

Landing

With access to bedroom one, bathroom and stairs to second floor.

Bedroom One

15'11" x 11'2"

A generous main double bedroom with alcove shelving and double glazed window to front.

Bathroom

A larger than average bathroom, newly installed

to a high and contemporary finish, fully tiled and comprising a bath with shower over, wash hand basin, w/c and frosted double glazed window to front.

Second Floor

Landing

Leading to bedroom two and three.

Bedroom Two

16'1" x 8'10"

A second double bedroom with dormer and double glazed window to front.

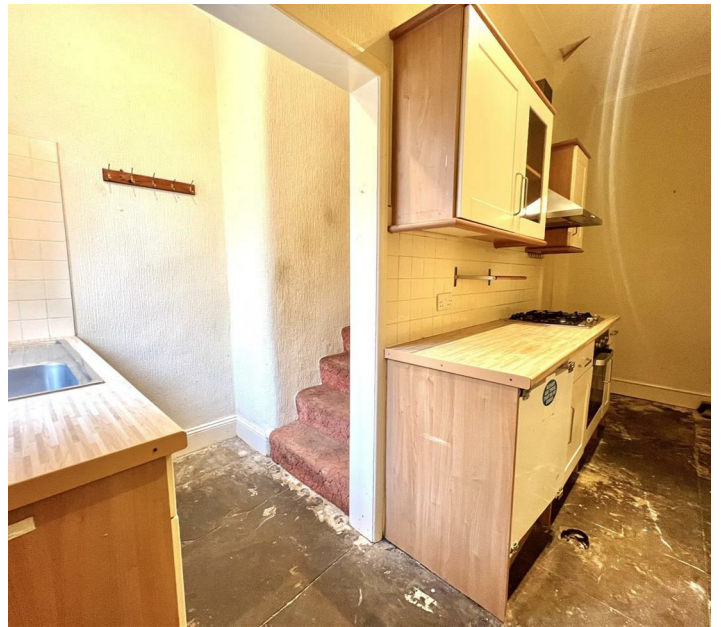
Bedroom Three

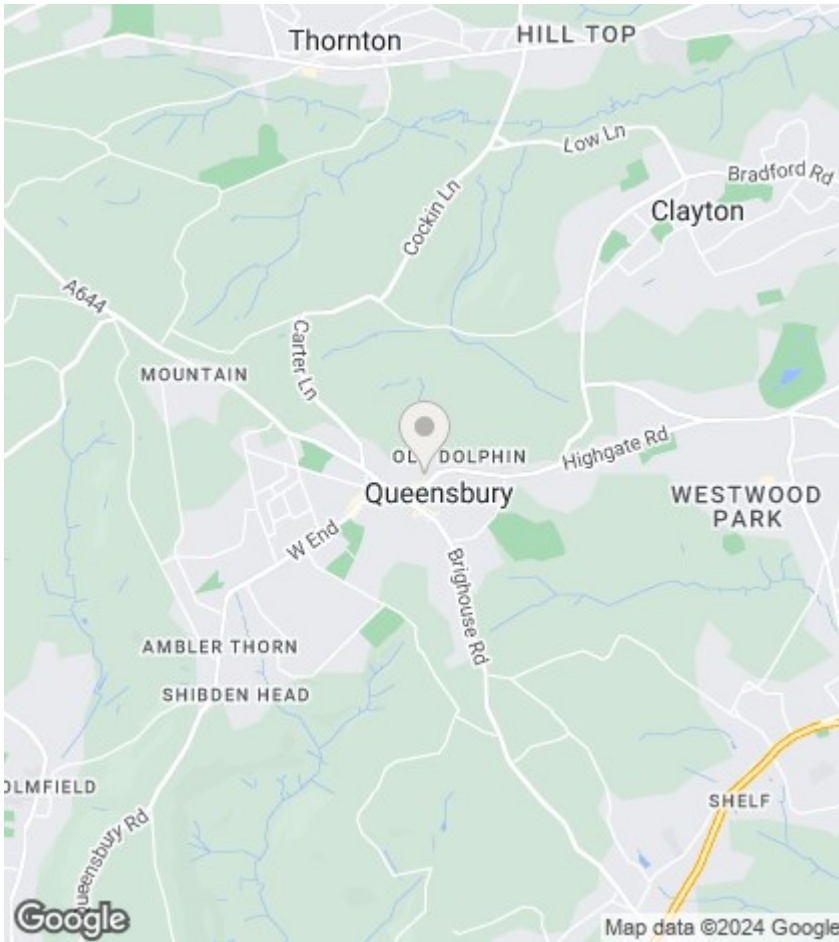
12'9" x 8'7"

A third double bedroom with double glazed window to front.

Agents Notes

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.





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 | | | 87 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | 63 | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

