



29 Evelyn Terrace, Queensbury, Bradford, BD13 1LF

Offers In The Region Of £160,000

- THREE BEDROOM THROUGH TERRACE
- ACCOMMODATION OVER THREE FLOORS
- POPULAR RESIDENTIAL LOCATION
- POTENTIAL DEVELOPMENT OPPORTUNITIES*
- DECEPTIVELY SPACIOUS
- UNRIVALLED FAR REACHING COUNTRYSIDE VIEWS
- IDEAL FOR GROWING FAMILIES
- *Subject to planning permissions being granted

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DECEPTIVELY SPACIOUS THREE BEDROOM THROUGH TERRACED HOME WITH EXTENSIVE PANORAMIC VIEWS TO THE REAR, ACCOMMODATION OVER THREE FLOORS AND SITUATED WITHIN A POPULAR VILLAGE LOCATION!



Council Tax Band: B



Property Description

*****DECEPTIVELY SPACIOUS THREE BEDROOM THROUGH TERRACE***** Offered to the market for sale is this DECEPTIVELY SPACIOUS, THREE DOUBLE BEDROOM through terrace offering FLEXIBLE LIVING ACCOMMODATION over three floors and PANORAMIC COUNTRYSIDE VIEWS TO THE REAR. The house is situated within the POPULAR RESIDENTIAL LOCATION of Mountain, on the outskirts of Queensbury Village BD13. With COUNTRYSIDE WALKS on it's doorstep, EXCELLENT TRANSPORT LINKS into Halifax and Bradford, an ARRAY OF LOCAL AMENITIES NEARBY, and in the CATCHMENT AREA FOR WELL-REGARDED SCHOOLS we believe this property is ideal for an array of different buyers including FIRST TIME BUYERS, YOUNG & GROWING FAMILIES, YOUNG PROFESSIONALS & BUY TO LET INVESTORS ALIKE! In brief, the property offers accommodation over three floors and comprises an entrance vestibule, OPEN PLAN DINING KITCHEN and separate living room to the ground floor, THREE DOUBLE BEDROOMS, a wet room and separate bathroom to the first floor, a number of CELLAR'S offering potential further development (subject to planning permissions being granted and building regulations being met, a WORKSHOP and DOWNSTAIRS W/C. Externally, the property has a BALCONY accessed via the living room and a low maintenance yard to rear, both offering EXTENSIVE & UNRIVALLED VIEWS across the valley and beyond. Early internal inspections are heavily recommended to appreciate the space, situation and the views on offer with this THREE BEDROOM FAMILY HOME!

Accommodation

Ground Floor

Entrance Vestibule

With a uPVC door to front, ideal for storing coats and shoes leading into the dining kitchen.

Dining Kitchen

15'3" x 14'11"

An open plan dining kitchen with a kitchen fitted with a range of wall and base units, space and

plumbing for a washing machine, dishwasher, tumble dryer, fridge freezer, a sink and drainer, an electric fire, gas central heating radiator and double glazed window to front. Access to the lower ground floor, stairs to the first floor and the living room.

Living Room

15'1" x 14'11"

Situated to the rear aspect of the property offering further reception space with a large double glazed window to rear offering extensive views, an electric fire, and two gas central heating radiators.

First Floor

Bedroom One

18'2" x 6'9"

A generous double bedroom with a gas central heating radiator and double glazed window to rear.

Bedroom Two

13'10" x 8'2"

A second double bedroom to the front elevation with gas central heating, built in storage cupboard and a double glazed window to front.

Bedroom Three

12'2" x 7'4"

A third double bedroom, currently used as a guest bedroom and office comprising a double glazed window to front and gas central heating radiator.

Shower Room

A purposefully designed wet room, fully tiled with and electric shower, hand railings, built in cupboards, and access to the main bathroom.

Bathroom

A part-panelled bathroom with a white three piece suite consisting of a corner bath, w/c, wash hand basin with vanity unit under, a gas central heating radiator a frosted double glazed window to rear.

Lower Ground Floor

Cellars

The property has a number of cellars to the

lower ground floor currently used for storage space however, subject to some development, the correct planning permission and building regulations being passed, this space could be utilised as further living space.

Workshop

A useful space, ideal for storage, use as a workshop/shed and potentially further living space giving access to the rear yard and a downstairs bathroom.

Downstairs Bathroom

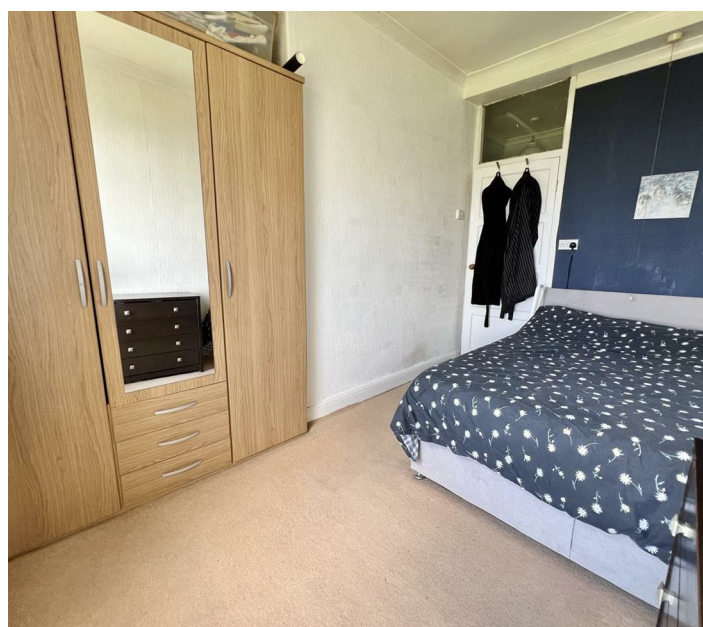
A fully tiled bathroom with a bath, w/c, wash hand basin and frosted double glazed window to rear.

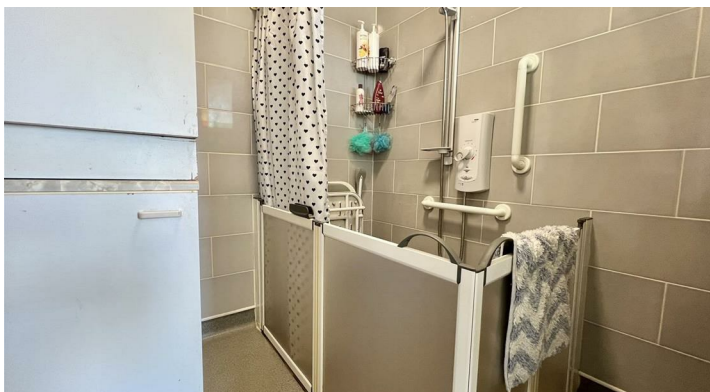
External

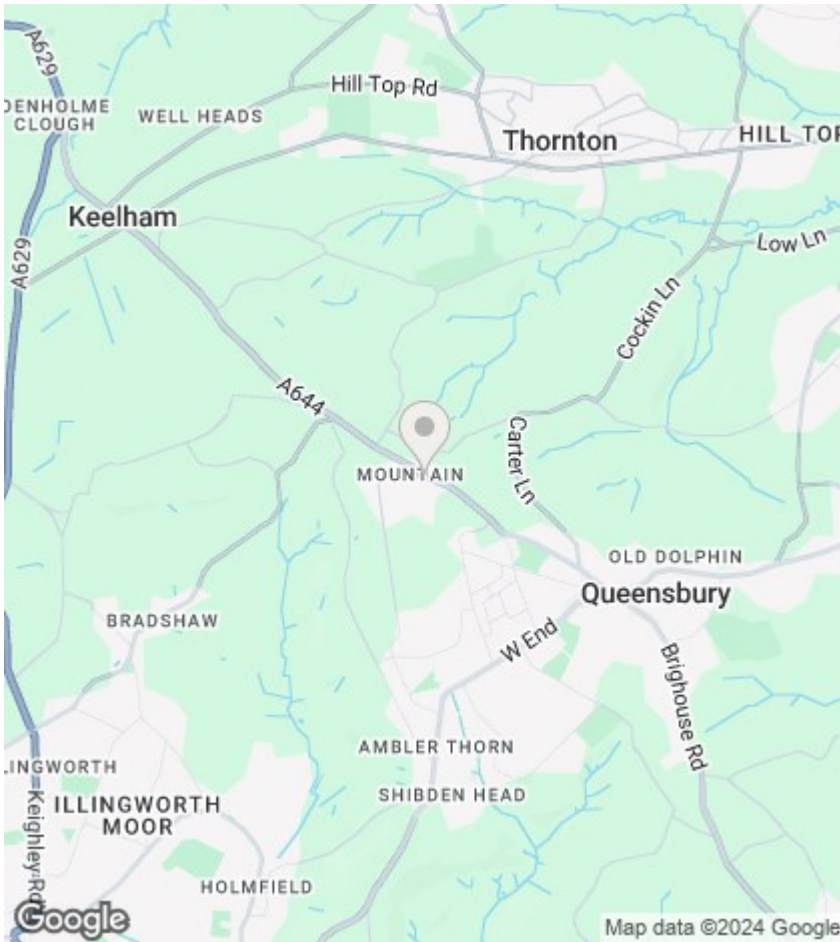
The property has a low maintenance concrete yard to the rear with a walled surround and offering extensive countryside views.

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:

C

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | 70 | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

