



## 16 Derby Street, Queensbury, Bradford, BD13 2HR

£95,000

- TWO BEDROOM MID-TERRACE
- GARDEN TO THE FRONT
- GAS CENTRAL HEATING
- UTILITY AND CELLAR
- CLOSE TO LOCAL AMENITIES
- THROUGH-BY-LIGHT
- WELL PRESENTED THROUGHOUT
- UPVC DOUBLE GLAZING
- \*\* NO CHAIN \*\*
- IDEAL FIRST TIME BUY

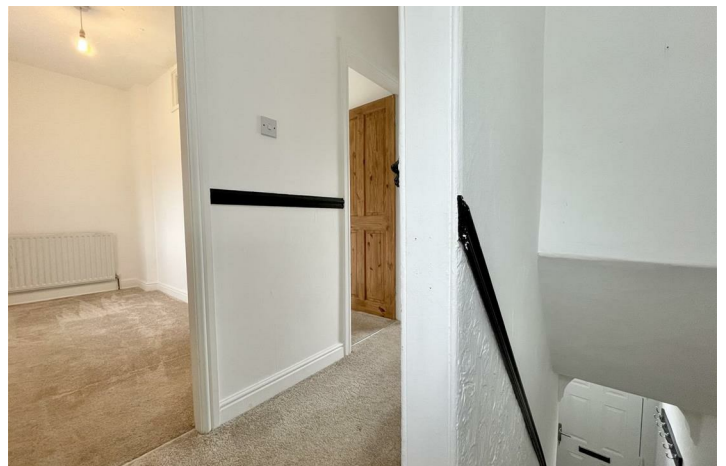


# 16 Derby Street, Bradford BD13 2HR

**\*\* TWO BEDROOM MID-TERRACE \*\* THROUGH-BY-LIGHT \*\* GAS CH & UPVC DG \*\* GARDEN TO THE FRONT \*\* WELL PRESENTED \*\*** This nicely presented property in Queensbury will make an ideal first time buy or landlord investment. Briefly comprising of an entrance hall, lounge, kitchen, cellar-head utility area, cellar, two bedrooms & bathroom. Small enclosed garden to the front with a garden shed. Situated within easy walking distance of bus routes, school and amenities on the High Street. Early viewing is advised.



Council Tax Band: A



### **Entrance Hall**

Stairs lead off to the first floor, tiled floor, central heating radiator and a door to the lounge.

### **Lounge**

14'10 x 10'0

Stone fireplace recess, window to the front elevation and an archway to the kitchen. Central heating radiator.

### **Kitchen**

13'1 x 4'9

Fitted with a range of base and wall units, splashback wall tiling and laminated working surfaces. Integrated gas hob, electric oven and chimney style extractor, plus a stainless steel sink and drainer. Door to:

### **Utility Room**

A small cellar-head utility area housing the central heating boiler, plumbing for a washing machine, work surface and a window to the side elevation. Central heating radiator and a door to:

### **Cellar**

A useful storage area with a stone floor.

### **First Floor - Landing**

Window to the rear, access to the loft space and doors off to both bedrooms and the bathroom.

### **Bedroom One**

9'5 x 9'2

Window to the front elevation and a central heating radiator.

### **Bedroom Two**

11'8 x 5'4

Window to the rear elevation and a central heating radiator.

### **Bathroom**

8'5 x 6'1

A modern white bathroom suite comprising of a panelled bath with an electric shower over, washbasin with mixer tap set in a unit with storage below, push button WC, extractor and a window to the front elevation.

### **External**

To the front of the property is a small enclosed garden, with a garden shed, stone wall boundary and garden gate. On-road parking to the front.









## Directions

## Viewings

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

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>92</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>66</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 