



20 Prospect View, Queensbury, Bradford, BD13 2DW

£110,000

- TWO BEDROOM MID-TERRACE
- BACKWATER LOCATION
- GARDEN AREA TO THE FRONT
- UPVC DOUBLE GLAZING
- POTENTIAL TO UPDATE AND IMPROVE
- COTTAGE STYLE PROPERTY
- CONSERVATORY
- GAS CENTRAL HEATING
- POPULAR AREA
- EARLY VIEWING ADVISED

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**** TWO BEDROOM MID-TERRACE ** CONSERVATORY ** GARDEN ** BACKWATER LOCATION**
**** Bronte Estates are pleased to offer for sale this cottage property in the popular Ambler Thorn area of Queensbury. Although some updating is required, the property is a good size, in a good location and is sensibly priced. Gas central heating, UPVC double glazing and briefly comprising of: Conservatory, Lounge, Kitchen, two Bedrooms & Bathroom. Garden area to the front and on-road parking is available nearby.**



Council Tax Band: A



Conservatory

9'8 x 8'1

The property is accessed through French doors, directly into the Conservatory. Door to the lounge.

Lounge

14'6 x 12'3

A characterful room with exposed beams and a cast iron solid fuel stove. Window to the front elevation and a central heating radiator.

Kitchen

15'2 x 5'8

Fitted with a range of base and wall units, laminated working surfaces and wall tiling. four ring gas hob, electric oven and a stainless steel sink and drainer. The floor is tiled, window to the rear elevation and a central heating radiator. There is a modern Vokera combi-boiler, plumbing for a washing machine and a useful under-stairs store cupboard.

First Floor

Landing area with a central heating radiator and doors off to the bedrooms and bathroom.

Bedroom One

14'6 x 10'0

Fitted wardrobes, window to the front elevation and a central heating radiator.

Bedroom Two

14'0 x 6'4

Window to the rear elevation, exposed beams and a central heating radiator.

Bathroom

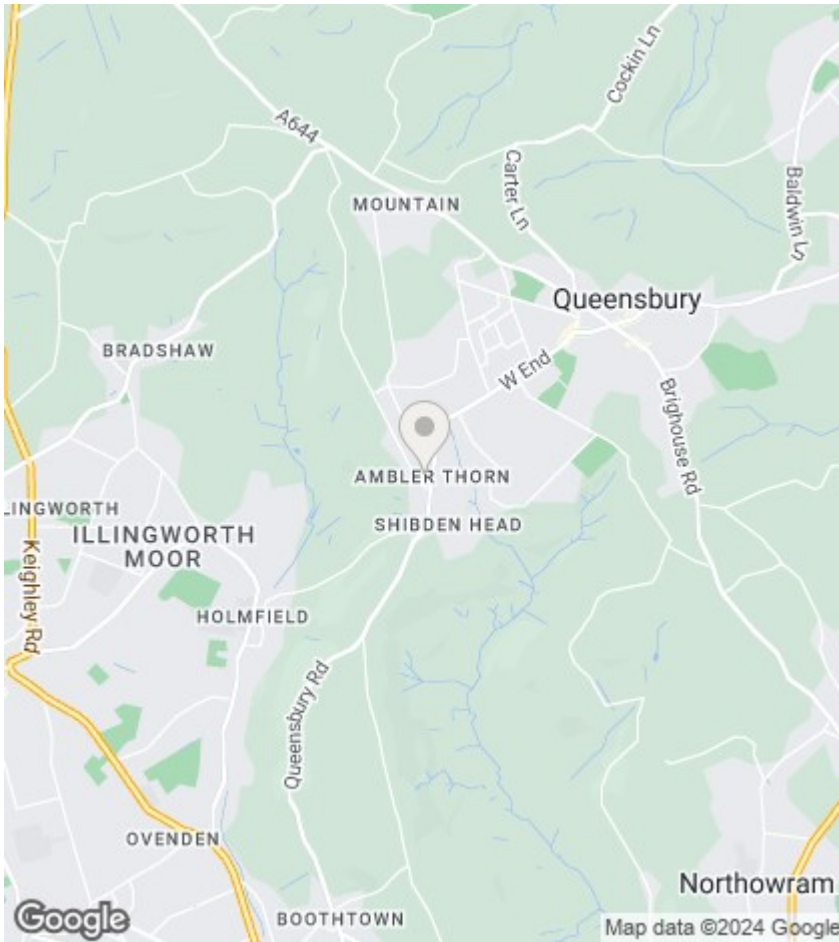
Shower room with a walk-in shower cubicle with an electric shower, washbasin set in a vanity unit with storage below and a WC. Window to the front elevation and a central heating radiator.

External

To the front of the property is a shared access pathway and a pleasant garden area with a block paved patio seating area and a garden shed. To the rear of the house is a grassed pathway with access for maintenance.







Directions

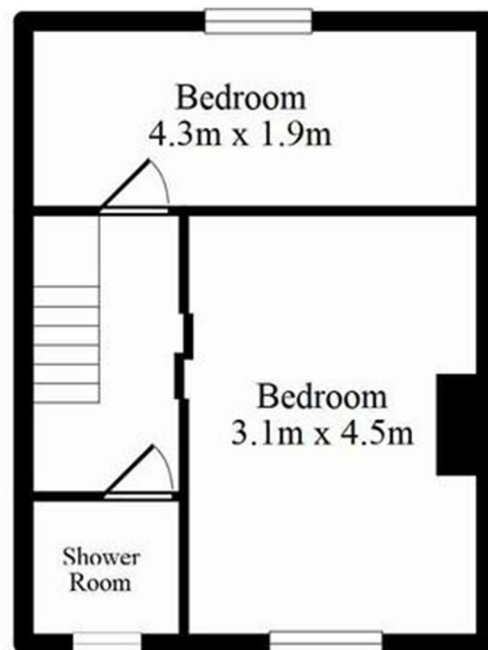
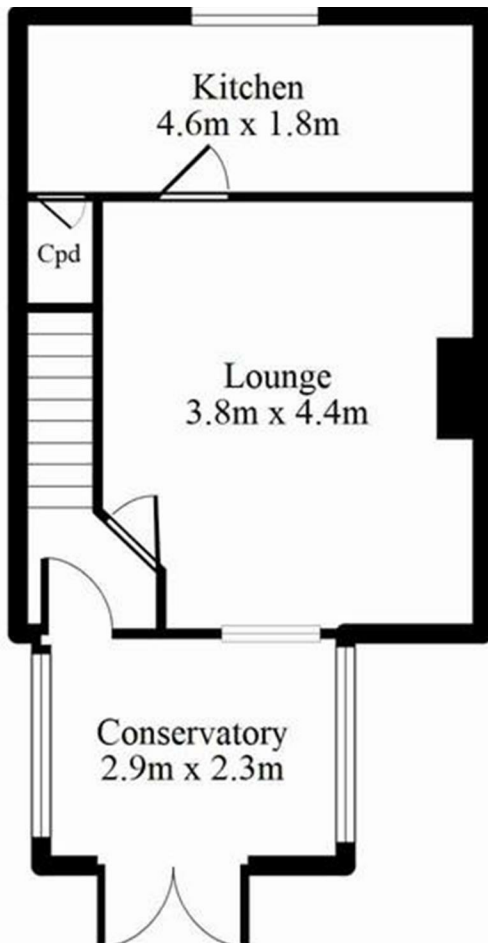
Viewings

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		67	
(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 2024