



## 41a Evelyn Terrace, Queensbury, Bradford, BD13 1LF

£87,500

- ONE BEDROOM FIRST FLOOR APARTMENT
- SPACIOUS AND WELL PRESENTED
- GAS CENTRAL HEATING & UPVC DOUBLE GLAZING
- READY TO MOVE IN
- STUNNING PANORAMIC VIEWS
- LARGE LOFT SPACE
- NO CHAIN
- IDEAL FOR INVESTORS



# 41a Evelyn Terrace, Bradford BD13 1LF

**\*\* NOT TO BE MISSED \*\* ONE BEDROOM FIRST FLOOR APARTMENT \*\* STUNNING PANORAMIC VIEWS \*\* SPACIOUS AND WELL PRESENTED THROUGHOUT \*\* GAS CENTRAL HEATING & UPVC DOUBLE GLAZING \*\* LARGE LOFT SPACE \*\*** This well presented, spacious one bedroom apartment is an ideal home for a single person or couple and is 'ready to move in'. The property contains a hallway with stairs leading to the first floor landing, branching out to the lounge, kitchen, bathroom and bedroom with a hatch providing access to the loft. The location of the apartment provides stunning panoramic views to the rear.



Council Tax Band: A



## **HALL**

Central heating radiator, UPVC door and window, stairs leading to the first floor.

## **LANDING**

15'5 x 6'10

Central heating radiator, loft hatch, doors leading to all first floor rooms.

## **LOUNGE**

21'0 x 7'8

Windows to the side and rear, two central heating radiators. Stunning panoramic open views.

## **KITCHEN**

13'8 x 6'2

Range of fitted base and wall units, laminated work surfaces with splashback tiling. Window to the side, central heating boiler, integrated electric hob, oven, extractor. Plumbing for a washing machine and stainless steel sink and drainer.

## **BEDROOM**

13'8 x 8'0

Fitted double wardrobe, window to the side, central heating radiator.

## **BATHROOM**

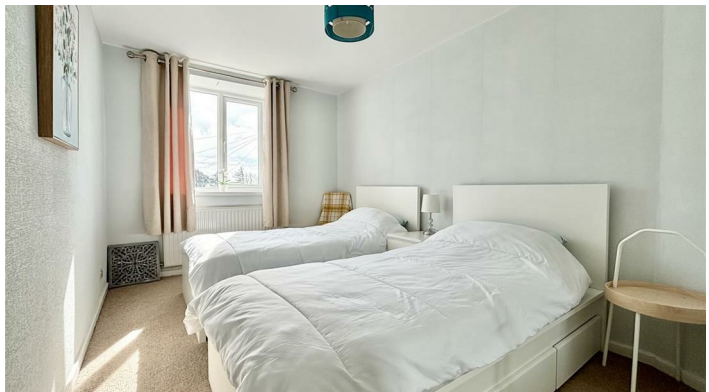
Recently refurbished white bathroom suite to include panelled bath with shower above and glass shower screen, pedestal wash basin, low flush W/C, double glazed windows, central heated towel rail, fully tiled walls.

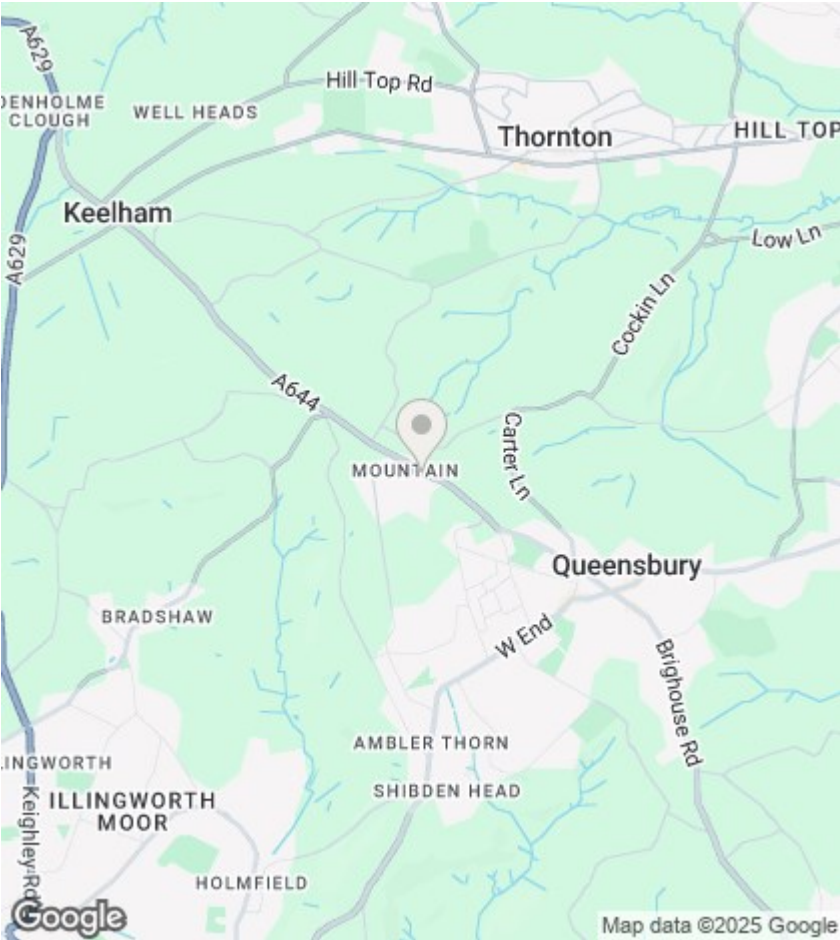
## **LOFT**

Large part boarded loft, accessed via drop down ladder.









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		76
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC