



## 8 Gothic Street, Queensbury, Bradford, BD13 2PJ

£120,000

- STONE BUILT MID-TERRACE
- SET OVER THREE FLOORS
- WELL PRESENTED
- HEART OF QUEENSBURY VILLAGE
- IDEAL FIRST TIME BUY
- TWO DOUBLE BEDROOMS
- DECEPTIVELY SPACIOUS
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- NO ONWARD CHAIN



## 8 Gothic Street, Bradford BD13 2PJ

**\*\* TWO BEDROOM MID-TERRACE \*\* SET OVER THREE FLOORS \*\* TWO DOUBLE BEDROOMS  
\*\* DECEPTIVELY SPACIOUS \*\*** Bronte Estates are pleased to offer for sale this good-sized terraced property, located right in the heart of Queensbury village. Close to all the amenities on the High Street and with easy access to bus routes and local schools. Well maintained throughout and briefly comprising of: Lower Ground Floor - Dining-Kitchen, Ground Floor - Lounge, First Floor - double Bedroom & Bathroom and on the Second Floor is a further double Bedroom. An ideal first-time buy or landlord investment.



Council Tax Band: A



## **LOWER GROUND FLOOR**

### **KITCHEN**

14'11" x 11'11"

A spacious kitchen, fitted with a range of wall and base units, laminated working surfaces and tiled splash-backs. Built in electric oven, gas hob and extractor. Stainless steel sink & drainer plus plumbing for a washing machine. The kitchen is located in the cellar with a window to the front and its own access door. Central heating radiator.

## **GROUND FLOOR**

### **LOUNGE**

16'3" x 16'1"

A good sized lounge with a window to the front elevation and stairs off down to the kitchen and up to the first floor. Central heating radiator.

## **FIRST FLOOR**

### **BEROOM ONE**

9'11" x 11'3"

There is a useful walk-in store cupboard, window to the front and a central heating radiator.

### **BATHROOM**

Three piece bathroom suite in white comprising of a panelled bath with shower over, pedestal washbasin and WC. Laminate flooring, window to the front elevation and a central heating radiator.

## **SECOND FLOOR**

### **BEDROOM TWO**

11'4" x 16'3"

A good sized attic bedroom with a Velux roof window and a central heating radiator.

### **EXTERNAL**

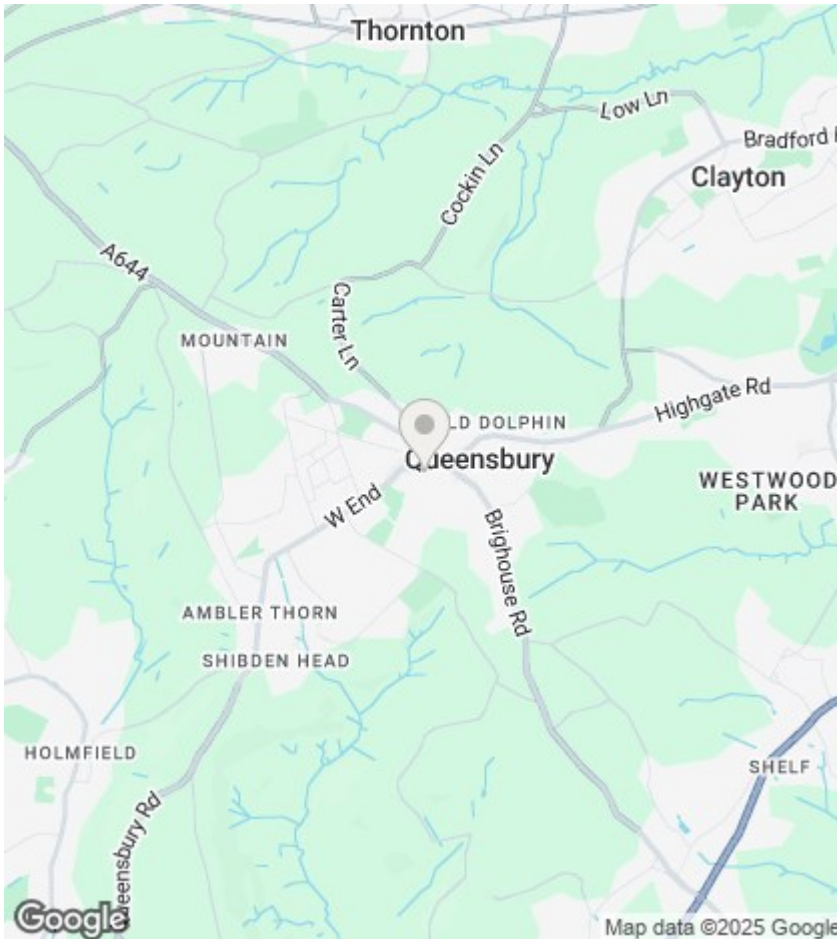
Parking available to the front of the house.











## Directions

## Viewings

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

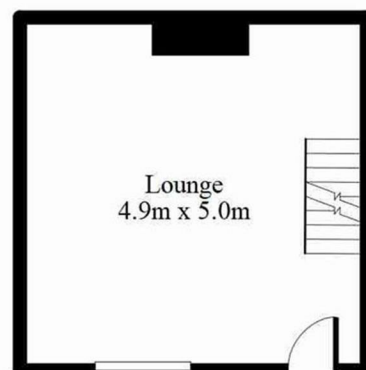
## EPC Rating:

D

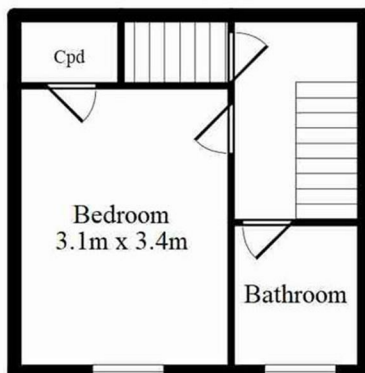
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	63	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



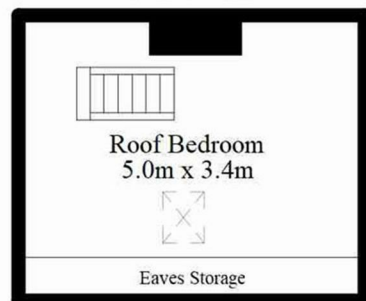
Lowest Floor



Ground Floor



First Floor



Second Floor

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 2025