



## 7 Campbell Street, Queensbury, Bradford, BD13 1AL

£750 Per Calendar Month

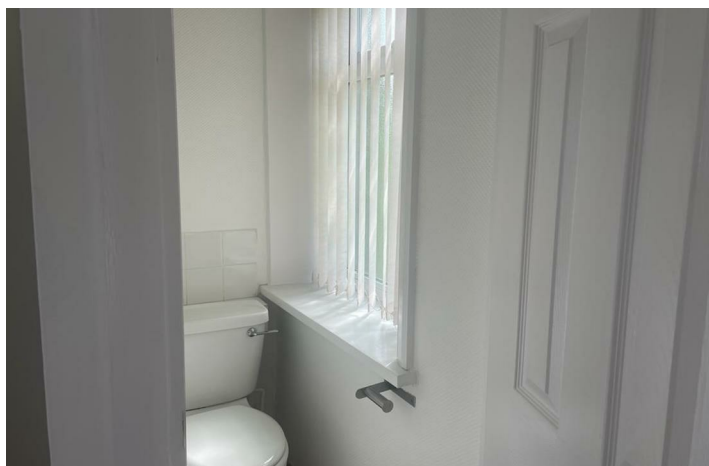
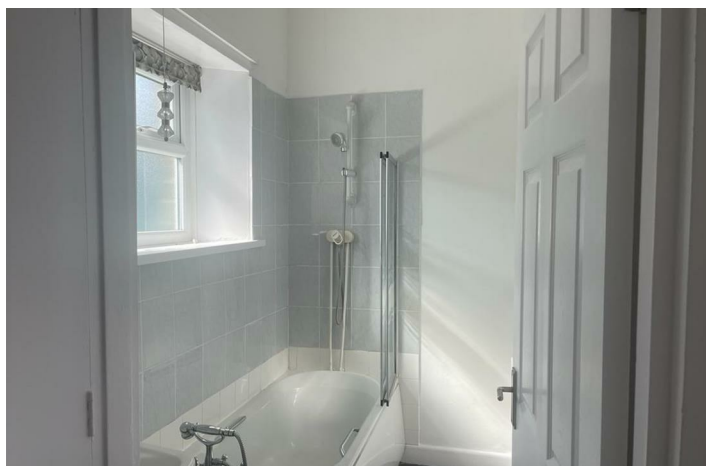
- Two Bedrooms Mid Terrace in Queensbury
- Lounge
- Two Bedrooms
- Front Patio Area
- Available Now
- Entrance Hall
- Kitchen & Cellar
- Bathroom & Separate WC
- On Street Parking
- EPC - D - Council Tax Band - A

## 7 Campbell Street, Bradford BD13 1AL

A Well Presented Mid Terrace in Queensbury briefly comprising of: Entrance vestibule, Lounge, Kitchen area with stairs cellar, First floor landing, Two first floor bedrooms, Bathroom, Separate WC, Patio to the front, Available Now. EPC D - Council Tax Band - A



Council Tax Band: A



## **ENTRANCE VESTIBULE**

Front entrance door leading in to an entrance vestibule with fully tiled floor, central heating radiator and stairs to the first floor.

## **LOUNGE**

16'10" x 14'8"

Feature fire surround with marble inlay and hearth. Inset living flame gas fire. TV, telephone and cable points. Central heating radiator. Windows to both the front and rear elevations.

## **KITCHEN**

8'7" x 7'7"

An 'L' shaped kitchen. Fitted base and wall units with contrasting work surfaces. Splash-back tiling. Stainless Steel sink and drainer. Fitted oven and 4 ring gas hob. Central heating radiator and window to the rear elevation.

## **KEEPING CELLAR**

Storage

## **FIRST FLOOR LANDING**

Access to the loft. Fitted airing cupboard and storage cupboard.

## **BEDROOM ONE**

11'11" x 10'7"

TV and cable points. Window to the front elevation and central heating radiator.

## **BEDROOM TWO**

11'6" x 7'7"

Telephone point, central heating radiator and window to the front elevation.

## **BATHROOM**

7'5" x 4'6"

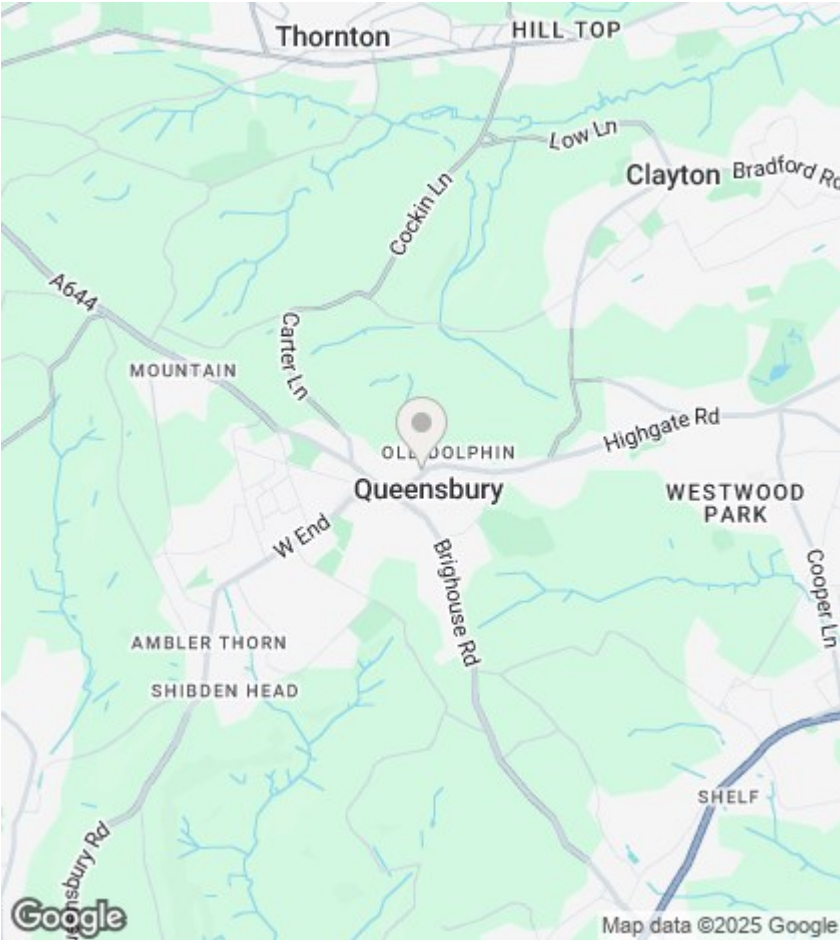
White 3 piece suite comprising of panelled bath with shower mixer tap, thermostatic shower above with glass shower screen, pedestal wash basin, part tiled walls, central heating radiator and window to the rear elevation.

## **SEPERATE WC**

White WC. Double Glazed Frosted Window.

## **EXTERIOR**

Paved front garden with stone boundary walls. On Street Parking



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		88
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	