



**27 West End, Queensbury, Bradford, BD13 2BD**

**£105,000**

- TWO BEDROOM STONE BUILT MID-TERRACE
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- CLOSE TO LOCAL AMENITIES
- READY TO MOVE IN
- THROUGH-BY-LIGHT
- SPACIOUS LIVING AREA
- POPULAR LOCATION
- GAS CH & UPVC DG
- MODERN BATHROOM

# 27 West End, Bradford BD13 2BD

\*\* TWO BEDROOM MID-TERRACE \*\* TWO DOUBLE BEDROOMS \*\* DECEPTIVELY SPACIOUS \*\* WELL PRESENTED THROUGHOUT \*\* VILLAGE LOCATION \*\* Bronte Estates are pleased to offer for sale this ideal first time buyer property, or landlord investment. Located in a very convenient position with bus routes, village amenities and local schools just a stones throw away. To the ground floor is a large open plan living space consisting of a modern fitted kitchen, lounge area plus room for dining. To the first floor is an impressive landing area with an arched window, two double bedrooms and a modern bathroom. Be quick with this one, properties in this price bracket are selling fast and this one is ready to go! Available with NO CHAIN.



Council Tax Band: A



## **Entrance**

The front composite entrance door leads directly into a spacious lounge and open-plan kitchen.

## **Lounge**

21'4 x 15'4

Window to the front elevation, two vertical grey radiators, stairs off to the first floor and being open to:

## **Kitchen Area**

A modern fully fitted kitchen with a range of base and wall cabinets, laminate work surfaces, splash-back tiling and a tiled floor. Stainless steel sink & drainer and integrated appliances including a washing machine, electric oven, microwave, four ring halogen hob with an extractor above. Two windows to the rear elevation, ample space for a dining table and a door to the cellar space providing further storage.

## **First Floor Landing**

11'4 x 5'4

Landing area with a high ceiling and feature arched window with exposed stonework. Central heating boiler, open spindle balustrade plus doors off to the bedrooms and bathroom.

Access to the loft space which may offer potential to convert, as neighbouring properties have done.

## **Bedroom One**

12'7 x 9'9

Window to the front elevation and a vertical central heating radiator.

## **Bedroom Two**

9'8 x 8'1

Another double bedroom, currently used for home-working. Window to the rear elevation and a vertical central heating radiator.

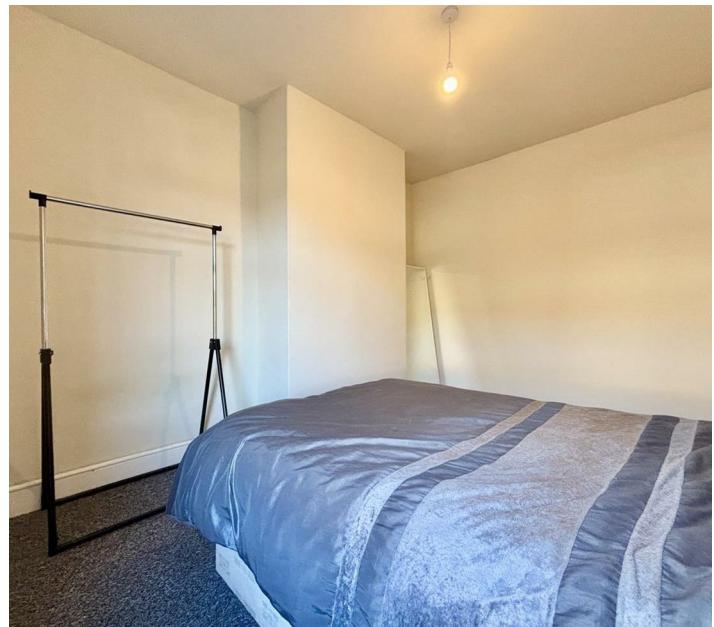
## **Bathroom**

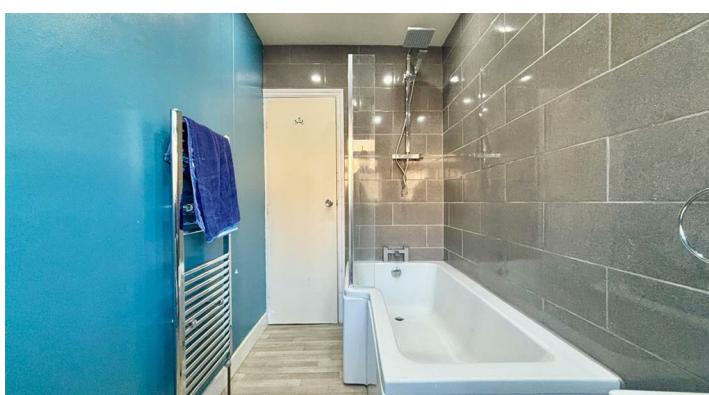
9'3 x 5'1

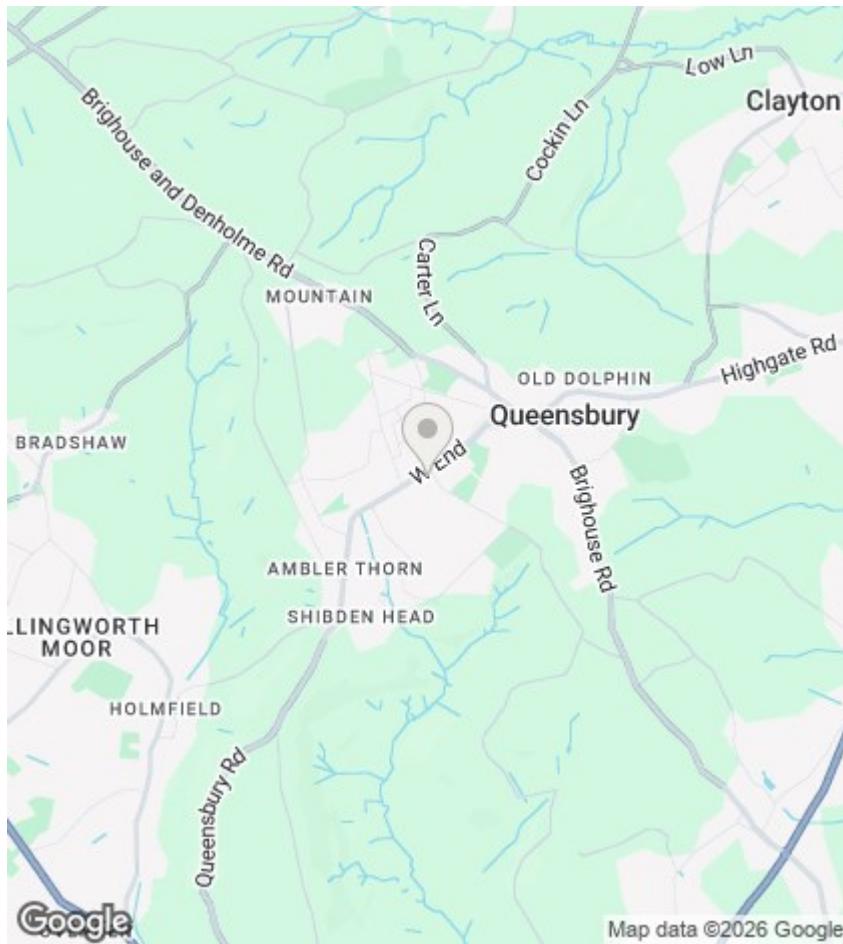
A three piece bathroom suite comprising of a 'P' shaped bath with a rainfall shower over and glass screen, pedestal washbasin and a low flush WC. Window to the front elevation and a heated towel rail.

## **External**

The property owns a section of the unmade road directly in front of the property.







## Directions

From our office on Queensbury High Street head in the Halifax direction. After passing the church and primary school, look out for Deanstones Lane on your left and the dentist on the corner, the property is located just behind the dentist in a small cul-de-sac.

## Viewings

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

## EPC Rating:

E

