



10 North John Street, Queensbury, Bradford, BD13 2EE

Offers Over £145,000

A charming three bedroom, mid terraced through-by-light, which is deceptively spacious, having plenty living accommodation. Situated in the sought-after area of Queensbury Village. Nestled in a quiet residential area, this property provides traditional charm, with well-proportioned bedrooms and two large reception rooms providing ample space. In close proximity to local amenities and schools, this property is perfect for first time buyers or a growing family.

Entrance Hall

A welcoming entrance hall, with carpeted flooring and panelled walls. Stairs leading to the first floor and door into the downstairs living accommodation.

Kitchen

The heart of the home is the kitchen, with matching wall and base units having complimentary work surfaces, providing an ideal space for cooking. Integrated Electrolux oven, overhead stainless-steel extractor fan and four-ring gas hob. Plenty space for free standing furniture, and large dining table with seating. Having vinyl flooring and double glazed UPVC window to the front elevation of the property, allows plenty of natural light throughout. Access to a large storage cupboard and cellar. Wooden glass panelled doors leading into the lounge.

Lounge

A warm and inviting lounge, creating a perfect relaxing space, having room for free standing furniture and sofas. Exposed brickwork fireplace, carpeted flooring, central heating radiator and UPVC double glazed window to the rear elevation of the property. Door leading to the second set of stairs.

Landing

Carpeted flooring, with doors leading into three bedrooms, family bathroom, and large storage cupboard.

Main Bedroom

Carpeted flooring with space for king sized bed and freestanding furniture. Central heating radiator and UPVC double glazed window.

Double Bedroom

Carpeted flooring with space for king sized bed and freestanding furniture. Central heating radiator and UPVC double glazed window.

Single Bedroom

Carpeted flooring with space for single bed and freestanding furniture. Central heating radiator and UPVC double glazed window.

Bathroom

Having tiled flooring with a three-piece suite comprising of panelled bath with overhead electric shower, vanity wash basin, and low-level flush. Benefiting from a mirror powered with Bluetooth connection.

Storage

Large storage cupboard with access to second set of stairs, with access to the loft. Currently use as a wardrobe, therefore perfect storage space.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

EPC Rating:

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