



## 9 Mouse Cottage Chapel Street, Queensbury, Bradford, BD13 2PY

Offers Over £110,000

- One-bedroom Character Cottage.
- Large Principal Bedroom.
- Open-plan Living Accommodation.
- Private Rear Patio.
- Exposed Beams, Stone Work & Stain Glass Windows.

## 9 Mouse Cottage Chapel Street, Bradford BD13 2PY

A charming one-bedroom character cottage situated in Queensbury Village. The property benefits from open-plan living accommodation, a spacious principal bedroom and private rear patio garden. Exposed wooden beams, stonework and feature fireplace. Viewings by appointment only.



#### Location.

The property is situated on Chapel Street, Queensbury and is within walking distance to local schools, shops and other amenities.

#### Entrance.

Leading to a porch with room for shoes, coats and free-standing furniture.

#### Open Plan Kitchen / Diner.

Spacious open plan kitchen diner benefiting from exposed wooden beams and stone work. Stain glass window and feature gas fire. With double-glazed UPVC sliding patio doors to the rear.

#### Kitchen.

Fully fitted kitchen comprising of a range of floor and wall-mounted storage cupboards. Integrated appliances consisting of an electric stove with plumbing for a washing machine. Separate access to the basement.

#### Lounge.

The lounge can accommodate a twin sofa suite, coffee table and media unit. Access to the rear patio via sliding UPVC doors.

#### First Floor Landing.

Leading to bedroom one and the house bathroom.

#### Loft.

Full-boarded and insulated loft with electrics, ideal for further storage with ladder access.

#### Bedroom One - Principal.

A carpeted queen-sized bedroom that can accommodate a queen-sized bed, bedside tables and freestanding bedroom furniture. Additional built-in shelving unit. Double-fronted windows offer generous natural light. The bedroom also comprises of a separate gas heater.

#### Bathroom.

A spacious bathroom consisting of a large fitted bath with handheld shower head, low level flush WC and wash hand basin. The bathroom also houses the gas combi boiler.

#### Patio.

Rear private patio seating area that can accommodate outdoor seating arrangements plants and shrubs.

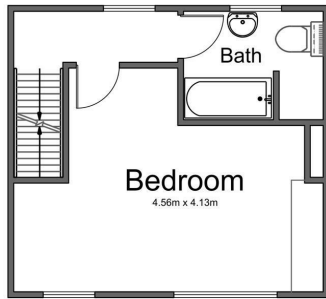
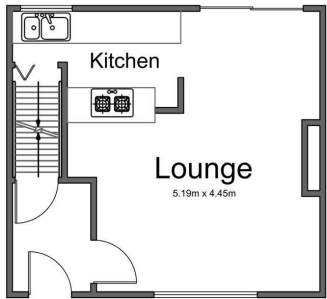
#### Parking.

On-road parking.

#### Agent Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





## Viewings

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

