



## Apt. 4 Nelson Street, Queensbury, Bradford, BD13 2FD

£110,000



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Welcome to this spacious modern 2-bedroom apartment, perfectly designed for contemporary living with larger than average open plan living/dining kitchen. Situated in a prime location in the heart of Queensbury village with access to great public transport links into both Bradford and Halifax, this apartment combines style, comfort, and convenience and offers excellent value for money. The property offers modern amenities including a recently installed Hive heating system controlled via an app and new integrated dishwasher. The property is Energy rated Band B and is super efficient to run. The Service charge/Ground rent for the property is £80pm and covers building maintenance and buildings insurance.



Council Tax Band: B



## Key Features:

**Quality Oak Flooring:** The apartment is enhanced with quality oak flooring throughout, adding a touch of elegance and durability to the living spaces.

## Layout:

**Entrance Hall:** The apartment opens into a welcoming entrance hall, providing access to all the main areas including the bathroom, both bedrooms, and the open-plan kitchen/diner.

**Kitchen/Diner:** The kitchen is well-appointed with a range of wall and base units, seamlessly integrating essential appliances such as a fridge/freezer, oven, hob, dishwasher and extractor fan. A front-facing window allows natural light to fill the kitchen, creating a bright and inviting space. The adjoining dining area offers ample room for a dining table and chairs, making it a perfect spot for meals and gatherings.

**Lounge:** Open-plan with the kitchen/diner, the lounge is a generous and comfortable space. A rear-facing window brightens the area, making it an ideal place to relax and entertain.

## Bedrooms:

**Bedroom One:** A spacious double room, featuring cozy carpet flooring and a rear-facing window that overlooks the surrounding area.

**Bedroom Two:** Another double bedroom, also carpeted, with a front-facing window that allows for plenty of natural light.

**Bathroom:** The modern bathroom is equipped with a panelled bath, a separate shower cubicle, a WC, and a hand wash basin, providing everything you need for

daily convenience.

**Parking:** There is an allocated parking space in the designated car park to the rear of the property and ample parking is readily available around the building, ensuring easy access for residents and guests alike.

## Council Tax - Band B

This well-maintained apartment offers a blend of comfort, practicality, and modern living, making it an excellent choice for first-time buyers, investors, or those looking to downsize. With its modern features, quality finishes, and low ongoing costs, this property is not to be missed.

## Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor may 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.





